

**ALLOTMENT LETTER**

Date: \_\_\_\_\_

No. \_\_\_\_\_

To,

Mr./Mrs./Ms. \_\_\_\_\_

R/o \_\_\_\_\_ (Address)

Telephone/ Mobile No. \_\_\_\_\_

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of Flat No. \_\_\_\_\_ admeasuring \_\_\_\_\_ square feet RERA Carpet Area on the \_\_\_\_\_ floor in project known as '**Redevelopment of The Bandra Gul-E-Baug CHSL**' (hereinafter referred to as "**the Flat**"), having MahaRERA Registration No. \_\_\_\_\_ (*on receipt of Registration Certificate*), being undertaken on plot of land bearing Survey No. 430 (part) and 274 (part), corresponding to CTS No. 973/3 of Village Bandra 'B' Ward, Taluka Andheri, lying being and situate at St. John Baptist Road, Cemetery Road, Bandra West, Mumbai - 400 050.

Sir/ Madam,

Greetings from PCPL!

**1. Allotment of the said Flat**

- i. This is in reference to your request for allotment of Flat No. \_\_\_\_\_ admeasuring \_\_\_\_\_ square feet RERA Carpet Area on the \_\_\_\_\_ floor in project known as '**Redevelopment of The Bandra Gul-E-Baug CHSL**', having MahaRERA Registration No. \_\_\_\_\_ undertaken on land bearing Survey No. 430 (part) and 274 (part), corresponding to CTS No. 973/3 of Village Bandra 'B' Ward, Taluka Andheri, lying being and situate at St. John Baptist Road, Cemetery Road, Bandra West, Mumbai - 400 050 ("**Project**").
- ii. After considering your request, we are pleased to inform you that we hereby agree to earmark for allotment to you (subject to you making timely payments as provided herein), the Flat for a Purchase Price of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only) (hereinafter referred to as the

**CIN: U70101MH2003PLC141547**

Unit No. 1001, 10th Floor, DLH Park, Near MTNL, SV. Road, Goregaon West, Mumbai - 400062, Maharashtra, India  
Tel : **+91 22 6276 9999** Email : [contact@pranavconstructions.com](mailto:contact@pranavconstructions.com); Website : [www.pranavconstructions.com](http://www.pranavconstructions.com)

“Purchase Price”) exclusive of GST, stamp duty and registration charges and other Charges & Deposits.

**2. Allotment of parking space(s):**

- i. As incidental to the earmarking of allotment of the Flat as provided in Clause 1 above, we hereby agree to allot to you        (      ) surface car parking space admeasuring        sq. ft. having        ft. length x        ft. breath x        ft. vertical clearance (hereinafter referred to “Parking”), on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves. For the sake of easy reference, the Flat together with Parking shall be collectively referred to as “Premises”.

**3. Receipt of Booking Amount:**

- 3 (a). You have requested us to consider payment of the booking amount/ advance payment in stages of which request has been accepted by us and accordingly we confirm having received from you an amount of Rs.        /- (Rupees        Only) being        % (       percentage) of the Purchase Price as booking amount as per the details/receipt whereof are shown in **Annexure “A”**. The balance        % (       percentage) of Purchase Price shall be paid by you as per the Payment Schedule attached hereto as **Annexure “B”**.
- 3 (b). If you fail to make the balance Purchase Price within the time period stipulated in the **Payment Schedule** attached hereto as **Annexure “B”**, we shall be entitled to serve upon you a notice, calling upon you to make payment of the balance Purchase Price within 15 (Fifteen) days, failing non-payment of the same within the aforesaid period, we shall be entitled to cancel this Allotment Letter. On such cancellation of the Allotment Letter, we shall be entitled to forfeit, the Booking Amount/ interest free deposit paid by you till then or such amount as mentioned in Clause 9 herein below, whichever is less and refund the balance, if any provided in accordance with the terms and conditions of the draft Agreement for Sale annexed hereto as **Annexure “C”**, subject to you having executed in our favor all such document, confirmations and writings (in terms of a draft prepared by us) recording the cancellation of this Allotment Letter and booking in respect of the said Premises and all other necessary compliances as may be reasonably required by us.
- 3(c). The above payment received by me/us have been deposited in RERA Designated Collection Bank Account being PRANAV CONSTRUCTIONS LTD RERA DESIGNATED COLL AC FOR REDEVELOPMENT OF THE BANDRA GUL-E-BAUG CHSL, HDFC Bank, Branch having address at HDFC Bank Ltd. Unit C and D, Ground floor, S. V. Road, Goregaon West, Mumbai, Maharashtra - 400104, having IFS Code HDFC0009460. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account.

**4. Disclosures of information:**

We have made available to you the following information namely: –

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- i. The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website;
- ii. The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in **Annexure – “D”** attached herewith; and
- iii. The website address of MahaRERA is <https://maharera.mahaonline.gov.in/>.

## 5. Encumbrances:

We have availed project finance from Tata Capital Housing Finance Limited and we shall obtain the necessary NOC from financial institution/bank before registration of the Agreement for Sale in respect of the Flat. Save and except the encumbrances enumerated in the Title Certificate uploaded on the Maharera website, there are no encumbrances on the said Premises.

## 6. Further payments:

The payment of agreed Purchase Price shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves and as per the Schedule of Payment annexed hereto and marked as **Annexure “B”**.

## 7. Possession:

The said Premises shall be handed over to you on or before \_\_\_\_\_ subject to (i) Force Majeure clause as defined in the Agreement for Sale (ii) the payment of the Purchase Price and other amounts and deposits as set out in the Agreement for Sale in respect of the said Premises; and (iii) in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the draft Agreement for Sale annexed hereto as **Annexure “C”** to be entered into between ourselves and yourselves.

## 8. Interest payment:

In case of delay in making any payments by you as setout hereunder, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

## 9. Cancellation of Allotment:

- a. In case you desire to cancel the booking in respect of the Premises, the amount mentioned in the Table hereunder written, would be deducted by us and the balance amounts shall be refunded to you in accordance with the terms and conditions of the draft Agreement for Sale annexed hereto as **Annexure “C”**, subject you having executed in our favour all such

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document, confirmations and writings (in terms of a draft prepared by us) recording the cancellation of this Allotment Letter and booking in respect of the said Premises and all other necessary compliances as may be reasonably required by us.

Sr. No.	If the letter requesting to cancel the booking is received,	Amount to be deducted
1.	within 15 days from issuance of the allotment letter;	Nil;
2.	within 16 to 30 days from issuance of the allotment letter;	1% of the cost of the Flat;
3.	within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the Flat;
4.	within 61 days from issuance of the allotment letter till execution of Agreement for Sale.	2% of the cost of the Flat.

b. Subject to you having executed in our favour all such document, confirmations and writings (in terms of a draft prepared by us) recording the cancellation of this Allotment Letter and booking in respect of the said Premises and all other necessary compliances as may be reasonably required by us, in the event the amount due and payable referred in Clause 9 i) above is not refunded as aforesaid, the consequences as set out in the draft Agreement for Sale annexed hereto as **Annexure “C”** shall ensue.

## **10. Other payments:**

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the draft Agreement for Sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

## **11. Proforma of the agreement for sale and binding effect:**

The proforma of the Agreement for Sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.

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**12. Execution and registration of the agreement for sale:**

- i. You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 months can be further extended on our mutual understanding.
- ii. If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, we shall be entitled to serve upon you a notice, calling upon you to execute the agreement for sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, we shall not be liable or responsible for the non-registration of the Agreement for Sale and for the consequences arising therefrom, nor shall we be liable to pay any penalty to MahaRERA or otherwise howsoever. We reserve our right to cancel this allotment letter if you do not execute or register the agreement for Sale as aforesaid, and further upon such cancellation by us, we shall be entitled to forfeit an amount not exceeding 2% of the Purchase Price of the said Premises and the balance amount if any due and payable shall be refunded without interest in accordance with the terms and conditions of the draft Agreement for Sale annexed hereto as **Annexure “C”** and simultaneously against you executing such documents, confirmations of cancellation and writings (in terms of a draft prepared by us) recording the cancellation of this Letter of Allotment and booking in respect of the said Premises as setout herein and all other necessary compliances as may be reasonably required by us.
- iii. Subject you having executed in our favour all such document, confirmations and writings (in terms of a draft prepared by us, recording the cancellation of this Allotment Letter and booking in respect of the said Premises and all other necessary compliances as may be reasonably required by us, in the event the amount due and payable referred in Clause 12 ii) above is not refunded as aforesaid, the consequences as setout in the draft Agreement for Sale annexed hereto as **Annexure “C”** shall ensue.

**13. Validity of allotment letter:**

This allotment letter is merely an acknowledgment of earmarking of the said Flat on the terms and conditions hereof. The allotment thus earmarked shall be confirmed only upon your execution of the Agreement for Sale. This Allotment Letter shall cease to operate and be of no effect either upon its termination, or upon the execution and registration of the Agreement for Sale.

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**14. Assignment**

This Letter of Allotment and earmarking of the Flat are non-transferable and non-assignable by you under any circumstances.

**15. Notices**

All notices and other communications to be given under this Allotment Letter shall be in writing and delivered (i) by hand against receipt, or, (ii) by Registered Post A.D, or (iii) Email, addressed to you at the following address. Change in your address/email, if any, to be communicated by you in writing to us. If the change of your address is not communicated to us, the service of all notices and communication made by us to your address mentioned hereunder, shall be construed as a good service on you even if the same is received by us with remark "Premises closed", and you shall not raise any issue/dispute thereupon.

To:

Name and Address of the Allottee/s

Email:

That in case there are Joint Allottee/s all communications shall be sent by us to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

**16. Headings:**

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

**For PRANAV CONSTRUCTIONS LIMITED**

**(formerly known as Pranav Constructions Private Limited)**

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**Senior Management Personnel**

Email Id: \_\_\_\_\_

Date: \_\_\_\_\_

Place: Mumbai

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**CONFIRMATION & ACKNOWLEDGEMENT**

I/We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
(Purchaser/Allottee/s)

Date: \_\_\_\_\_

Place: \_\_\_\_\_

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# PRANAV CONSTRUCTIONS LIMITED

(formerly known as Pranav Constructions Private Limited)



## Annexure – A

**(Details of the Payments made by the Allottee)**

## Annexure – B

**(Schedule of Purchase Price)**

## Annexure – C

**(Draft of Agreement for Sale)**

## Annexure – D

**(Stage wise time schedule of completion of the project)**

Sr. No.	Stages	Date of Completion
1.	Excavation	
2.	Plinth	
3.	Stilt	
4.	21 Slabs of super structure	
5.	Internal walls, internal plaster, completion of floorings, doors and windows.	
6.	Sanitary electrical and water supply fittings within the said units.	
7.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	
8.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	
9.	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/ s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete	

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	project as per specifications in agreement of sale, any other activities.	
10.	Water supply	
11.	Sewerage (chamber, lines, septic tank)	
12.	Storm water drains	
13.	Treatment and disposal of sewage and sullage water	
14.	Solid waste management & disposal	
15.	Water conservation / rainwater harvesting	
16.	Electrical meter room, substation	

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