

LETTER OF ALLOTMENT

From :

M/s _____

(Promoters)

_____ 2017

To,
Shri/ Smt. _____

(Allottee)

Dear Sir,

Re. In the matter of development of the project/ on the part of the property situate, lying and being at _____ bearing C.S. No._____/ CTS No._____ of _____ Division, registered under the Maharashtra Real Estate (Regulation and Development) Act, 2016 and Rules framed thereunder under No. _____

1. You after perusing and understanding the detailed disclosure provided/ to be provided by us on the MAH RERA website, for which registration is applied for/ is granted under No. _____ has approached us for allotment of the Flat Premises No. _____ on the _____ floor admeasuring _____ sq. ft. carpet area as defined under the provisions of RERA and Rules framed thereunder with car parking space on ground floor/ Podium/ under stilt of the building to be constructed by us on the above property.

2. We have agreed to allot to you Flat No. _____ with car parking space at or for the lumpsum consideration of Rs. _____ /- (Rupees _____)

only). Today you have paid a sum of Rs. _____/- (Rupees _____ only) as deposit being 10% of the price by a cheque No. _____ dated _____ drawn on _____ Bank in our favour.

3. The total consideration amount stated hereinabove excludes taxes (consisting of taxes paid by us by way of VAT, Service Tax, GST, cess of any other similar taxes), which may be levied in connection with the construction of the project and payable by you upto the date of handing over possession of the Flat.

4. The total consideration amount stated hereinabove is escalation free, save and except the escalation due to increase of development charges payable to the Competent Authority.

5. The consideration amount shall be payable in accordance with the provisions and in the manner as to be set out in the Agreement for Sale (hereinafter Referred to as A.F.S) to be executed by us in your favour and all other Allottees at the premises in the project.

6. We will make full disclosure and set out the terms and conditions on which we would sell to you the said Flat Premises and car parking space in the Agreement for sale under Section 13 of RERA.

7. The Agreement for Sale shall be executed by us in your favour within _____ months from the date hereof and all the terms and conditions shall be binding upon us and you.

8. If you do not agree with the terms and conditions of the Agreement or have any reservation of disclosure to be made by us in the said Agreement then in such event we shall refund the amount to be received by us from you as stated hereinafter with interest at the rate of 2% above the State Bank of India maximum

lending rate. However, time for payment of instalment by you to us shall be the essence of the contract.

9. We agree to comply with the provisions of the Maharashtra Real Estate (Regulation and Development) Act, 2016 and MOFA Act and Rule framed thereunder. It is clarified that the building under construction in which you have agreed to purchase and acquire the Flat Premises No. ____ together with car parking space is an independent phase with plinth area forming part of the property described in the Schedule hereunder written.

10. You agree that we shall be entitled to amend the sanctioned building plan which have been sanctioned by the MCGM under IOD No. _____ dated _____ from time to time and you hereby give your free consent to carry out such amendments as may be required in the sanctioned plan to consume balance, additional or further FSI as may be required by the Statutory Authority, with a view to consume such FSI available to us in the project under any head subject, however that we shall not amend or alter the plan concerning your Flat No. _____ agreed to be allotted by us to you.

11. This Letter of Allotment is subject to the provisions of Maharashtra RERA and MOFA and Rules framed thereunder and also subject to DCR 1991 in force or as may be in force from time to time until completion of the project.

Kindly return the duplicate duly confirmed.

Dated this _____ day of June, 2017

I/ We confirm

Yours faithfully,

(Allottee)

(Promoter)

TO WHOMSOEVER IT MAY CONCERN

Ref: All that piece and parcel of land or ground situate, lying and being in the Revenue Village of Bandivali, Taluka Andheri, Mumbai Suburban District bearing CTS Nos. 68A/1 & 68A/2 (the said Land) on a portion of which Development of Vision Heights Wing B (the Real Estate Project) is proposed.

We, Vision Developers ("Promoter") having undertaken the Real Estate Project on a portion of the said Land, have made an application for registration of the Real Estate Project under the Real Estate (Regulation and Development) Act, 2016 and *inter alia* the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates or interest and disclosures on website) Rules, 2017 (collectively "the Act"). We are in the process of preparing the Agreement for Sale as per the Act and undertake to upload the same on the MahaRERA website shortly.

Date: 30/07/2017

For Vision Developers



partner