

ALLOTMENT LETTER

Ref:

Date:

Mr./Mrs/Ms. _____

R/O _____

Mobile Number _____

Pan Card No. _____

Aadhar Card No. _____

Email ID _____

SUB : Your request for allotment of flat/commercial premises in the Project Known as _____ having Maha Rera Registration No. _____.

Dear Sir/Madam,

1. This has reference to your request referred at the above subject. In this regard I/We have the pleasure to inform you that you have been allotted a _____ BHK flat/commercial premises bearing No. _____ admeasuring RERA Carpet area _____ sq. mts equivalent to _____ Sq. ft situated on _____ floor in Building _____ in the Project Known as _____ having MAHARERA Registration No. _____ hereinafter referred to as "the said unit" being developed on _____ for total consideration of Rs. _____ exclusive of GST, Stamp Duty and registration Charges.

2. Allotment of covered parking space

We have pleasure to inform you that you have been allotted alongwith the said unit, covered parking bearing no. _____ admeasuring _____ sq mt equivalent to _____ sq fts. Covered parking spaces at level _____ on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

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3. Receipt of Part Consideration:

A. I/We confirm to have received from you an amount of Rs. _____ being _____ % of the total consideration value of the said unit as booking amount on _____ through _____. The balance _____ % of the booking amount/advance payment shall be paid by you in the following manner;

Schedule of payment	Percentage of payment
On Booking	5%
On Execution of Agreement for Sale	5%
Payment within 15 days from the date of Registration	20%
On Completion of Plinth	15%
On Completion of 1st Slab Work	3%
On Completion of 3rd Slab Work	3%
On Completion of 5th Slab Work	3%
On Completion of 7th Slab Work	3%
On Completion of 9th Slab Work	3%
On Completion of 11th Slab Work	3%
On Completion of 13th Slab Work	3%
On Completion of 15th Slab Work	3%
On Completion of 17th Slab Work	3%
On Completion of 19th Slab Work	3%
On Completion of 21st Slab Work	3%
On Completion of 23rd Slab Work	3%
On Completion of 25th Slab Work	4%
On Completion of Brick Work	5%
On Completion of Plastering Work	5%
On Offering Possession	5%
Total	100%

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B. If you fail to make the balance _____ % of the booking amount/ advance payment within the time period stipulated above action as stated in Clause below shall be taken by us against you.

4. Disclosure of Information: I/We have made available to you the following information namely;
 - a. The sanctioned plans, the layouts, along with specifications, approved by the competent authority are displayed at the Project site and have also been uploaded at MAHARERA website.
 - b. The stage wise time schedule of completion of Project is as per payment schedule mentioned above.
 - c. The website address of MAHARERA is www.maharera.mahaonline.gov.in
5. Encumbrances : I/We hereby confirm that the said unit is free from all encumbrances and that I/We may assign/mortgage our rights, title and interest in the said layout of land/ property/ building/s being constructed or to be constructed thereon for procuring any Project loan or otherwise.
6. Further Payments : Further payment towards the consideration of said unit 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.
7. Possession; The said unit shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit in the manner and at the times as well as terms and conditions as more specifically enumerated in agreement for sale to be entered between us.
8. Interest payment :
In case of delay in making any payments, 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 an amount mentioned in the Table hereunder written would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

SR. NO.	IF the letter requesting to cancel the booking is received.	Amount to be deducted

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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 unit
3.	Within 31 to 60 days from issuance of the Allotment letter	1.5 % of the cost of the said unit
4.	after 61 days from issuance of the Allotment letter	2 % of the cost of the unit.

b. In the event the amount due and payable referred above is not refunded within 45 days from the receipt of your letter requesting cancellation of booking , you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent,

10. Other payments : You shall make the payments of GST, Stamp Duty and registration charges as applicable and as such other payments as more specifically mentioned in the agreement for sale.

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 below.

12. Execution and registration of the Agreement for Sale :

- a. 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 will be communicated to you. The said period of 2 months can be extended on our mutual understanding.
- b. If you fail to execute the Agreement for Sale and appear for registration of the same before concerned Sub-Registrar within the stipulated period of 2 months from the date of issuance of this letter or within such period as maybe communicated to you. I/We shall be entitled to serve you a notice calling upon you to execute the agreement for sale and appear for registration within 15 days, which if not completed. I/We shall be entitled to cancel this allotment letter and forfeit an amount not exceeding 2 % of the cost of the said unit and balance amount if any due and payable shall be

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- refunded without interest within 45 days from the date of the expiry of the notice.
- c. In case the balance amount as due and payable to you is not refunded back to you within 45 days, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be State Bank of India Highest marginal Cost og Lending Rate plus 2 %/.
13. Validity of Allotment Letter : This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the agreement for Sale between us. Cancellation of Allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered agreement.
14. Headings : Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this Allotment Letter.

Yours faithfully

For MOHAN LIFESPACES LLP

I/We Confirm

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ANNEXURE A

Stage-wise time schedule of completion of the project

Srn.	Stage	Date of Completion
1	Excavation	
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt Floor	
6	Slabs of Super Structure	
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	
8	Sanitary Fittings within the Flat/Premises	
9	Staircases, Lifts Wells and Lobbies at each Floor level overhead and Underground Water Tanks	
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, Compliance to conditions of environment /CRZ NOC, 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 project as per specification in agreement of sale. Any other activities.	
12	Internal roads & footpaths	
13	Water Supply	
14	Sewerage (chamber, lines, septic tank, STP)	
15	Storm Water drains	
16	Treatment and disposal of sewage and sullage	
17	Solid waste management & disposal	

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18	Water conservation/rain water harvesting	
19	Electrical meter room, substation, receiving station	
20	Other	

Promoter(s)

Housiey.com