

ALLOTMENT LETTER

Date:

To,

Address: _____

Mobile Number: _____

Pan Card No.: _____

Email ID: _____

Sub: Your request for allotment of the said Premises/ Commercial Premises/Shop in the Project known as “Lake Scape” having its office address at 801, 8th Floor, A-Wing, Kaledonia, Sahar Road, Off. Western Express Highway, Andheri East, Mumbai – 400 069, having MahaRERA Registration No. _____.

Sir / Madam,

1. Allotment of the said Premises:

This has reference to your request referred at the above subject. In that regard, We have the pleasure to inform that you have been allotted a _____ BHK Flat /Commercial Premises bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. equivalent to _____ sq. ft. situated on _____ Floor in the Building _____ / Tower _____ / Block _____ /_____ in the Building/Project known as “**Lake Scape**” having MahaRERA Registration No. _____, hereinafter referred to us “the said Premises”, being developed on land bearing Survey No. 225/3, 113 1/A, 124/1, 124/4A, admeasuring _____ sq. mtrs. for a total consideration of Rs. _____ (Rupees _____ only) exclusive of GST, stamp duty, registration charges and other Misc. Charges.

2. Allotment of Garage or Covered Parking or Stilt Parking Space(s) :

Further we have the pleasure to inform you that you have been allotted along with the said Premises, ___ Car Parking Space(s) on the terms and conditions as shall be enumerated in the Agreement for Sale to be entered into between ourselves and yourselves.

3. Receipt of part consideration:

We confirm to have received from you an amount of **Rs. _____/- (Rupees _____ only)**, being 10 % of the total consideration value of the said Flat as booking amount / advance payment **(excluding TDS)** as below:

Sr. No.	Date	Chq. / NEFT / IMPS / RTGS No.	Bank & Branch	Amount (Rs.)	Receipt No.
1.					
2.					
3.					
4.					
			Total....		

4. Disclosures of information:

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

- 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-A attached herewith and
- iii) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

5. Encumbrances:

We hereby confirm that the said Premises is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Premises.

6. Further payments:

Further payments towards the consideration of the said Premises as well as of the Car Parking shall be made by you, in the manner and at the time 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 Premises along with the Car Parking shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said Premises as well as of the Car Parking in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the Agreement for Sale to be entered into between ourselves and yourselves.

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:

- i. 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
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 said Premises;
3.	Within 31 to 60 days from issuance of the Allotment Letter;	1.5% of the cost of the said Premises;
4.	After 61 days from issuance of the Allotment Letter;	2% of the cost of the said Premises;

- ii. In the event the amount due and payable referred in Clause 8 i) above is not refunded within 45 days from the date of receipt of your Letter requesting to cancel the said 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 Payment:

You shall make the payment of GST, Stamp Duty and Registration Charges, as applicable and such other payments as more specifically mentioned in the 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 uploaded on MahaRERA 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.

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 15 days from the date of issuance of the Letter or within such period as may be communicated to you by the Developer. The said period of 15 days 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 15 days 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 be entitled to cancel this Allotment Letter and further We shall be entitled to forfeit an amount not exceeding 2% of the cost of the said Premises and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.
- iii. In the event the balance amount due and payable referred in Clause 11 ii) above is not refunded within 45 days from the date of expiry of the notice period, 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.

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 ourselves and

yourselves. Cancellation of Allotment of the said Premises thereafter, shall be covered by the terms and conditions of the said registered document.

14. Headings:

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

Signature _____

Name M/s. Lake Scape
(Promoter(s) / Authorized Signatory)

(Email Id.) _____

Date _____

Place _____

Housiey.com

CONFIRMATION & ACKNOWLEDGEMENT

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

Allottee: (including Joint Buyers)

(1) _____

PAN: _____

Please affix
photograph

(2) _____

PAN: _____

Please affix
photograph

(3) _____

PAN: _____

Please affix
photograph

Place Mumbai

Annexure – A

Stage wise time schedule of completion of the Project

Sr. No.	Stages	Date of Completion
1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt (if any)	
6.	Slabs of super structure	
7.	Internal walls, Internal Plaster, completion of floorings, doors and windows.	
8.	Sanitary electrical and water supply fittings within the said Premises.	
9.	Staircase, 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.	
11.	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 Project as per specifications in Agreement of Sale, any other activities.	
12.	Internal roads & footpaths, lighting.	
13.	Water supply.	
14.	Sewerage (chamber, lines, septic tank, STP)	
15.	Storm Water Drains	
16.	Treatment and disposal of sewage and sullage water.	
17.	Solid Waste Management & disposal.	
18.	Water conservation / Rain Water Harvesting.	
19.	External Meter Room, Sub-station, Receiving Station.	
20.1	Others	

Promoter(s) / Authorized Signatory