

ALLOTMENT LETTER

No. _____

Date: _____

To, _____

Mr/Mrs./Ms. _____

R/of _____ (Address)

Mobile No. _____

Pan Card No. _____

Email ID: _____

Sub: Your request for allotment of an apartment in the Project known as **“RAGHAV ENCLAVE”** lying and being at land bearing Survey no. 229 & 267 and City Survey No. 12 (part), Nehru Nagar, Kurla (East), Mumbai 400 024, having MahaRERA Registration No. _____.

Sir/Madam,

1. Allotment of the said apartment:

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 bearing no. _____ admeasuring RERA Carpet area _____ sq. mtrs. equivalent to _____ sq. ft. situated on _____ floor in Building/Wing _____ in the Project known as **“RAGHAV ENCLAVE”**, having MahaRERA registration No. _____, hereinafter referred to as the said “Apartment”, being developed on land bearing Survey no. 229 & 267 and City Survey No. 12 (part), Nehru Nagar, Kurla (East), Mumbai 400 024, admeasuring _____ sq. mtrs. for a total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST.

2. Allotment of parking space(s):

Further, we have the pleasure to inform you that you have been allotted along with the said Apartment, a covered car parking space(s) at level basement/podium bearing No.(s) _____ admeasuring sq. mtrs. equivalent to _____ sq. ft./stilt parking bearing No.(s) admeasuring _____ sq. mtrs. equivalent to _____ sq. ft./mechanical car parking unit bearing No.(s) admeasuring _____ sq. mtrs, equivalent to _____ sq. ft. 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) as booking amount/advance payment on _____ through _____ cheque/d.d./RTGS bearing no _____ dated _____.

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 have also been uploaded on MahaRERA website and
- ii. The website address of MahaRERA is
<https://maharera.mahaonline.gov.in>

5. Encumbrances:

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

6. Further payments:

Further payments towards the consideration of the said Apartment as of the covered car parking space(s) 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. **All payments to be paid through Cheques, Bank Transfer, Net Banking or Demand Drafts only in favor of the Developer.** The Purchaser must insist on a duly signed receipt from authorized personnel having photo identity cards.

7. Possession:

The said Apartment along with the covered car parking spaces(s) shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said Apartment as well as of the covered car parking space(s) 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. **In case, the apartment is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the instalments and due dates thereof.**

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

**The amount deducted shall not exceed the amount as mentioned in the table above.*

ii. In the event the amount due and payable referred in Clause 9 (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 payments:

You shall make the payment of GST, as applicable and such other payments as more specifically mentioned in the agreement for sale, **the proforma whereof is uploaded on the MahaRERA site, 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 the MahaRERA site. Uploading** of the proforma of the agreement for sale does not create a binding obligation on the part of ourselves 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 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 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 Apartment 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 12 (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 Apartment thereafter, shall be covered by the terms and conditions of the said registered document.

14. Housing Loans:

- i. The Purchaser at his/her discretion and cost may avail housing loan from bank/ financial institution. The Purchaser shall endeavour to obtain loan sanctions within 30 days from the date of Allotment.
- ii. The Developer shall under no circumstances be held responsible for non- sanction of the loan to the Purchaser for whatsoever reason. The payment of instalments to the Developer shall not be linked to the housing loan availed/to be availed by the Purchaser.

15. Additions & Alterations:

Cost of any additions and alterations made over and above agreed specifications at the request of the Purchaser shall be charged extra.

16. Membership Of Society:

- i. The Purchaser shall become a member of the Society which is in existence to look after the maintenance of SHREE DWARKADHISH CO-OPERATIVE HOUSING SOCIETY LTD.
- ii. The Purchaser shall pay applicable membership fees by way of deposit in favour of the Society and decided corpus fund at the time of taking possession of the completed apartment.

17. Headings:

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

For RAGHAV RAJ BUILDERS AND DEVELOPERS LLP

Name.....

(Promoter(s)/ Authorized Signatory)(Email Id.)

Date: Place

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.

Signature

Name

(Allottee/s)

Date:

Place:

ANNEXURE -A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	30 June 2024
2	Basement (if any)	30 September 2024
3	Podiums (if any)	-
4	Plinth	31 December 2024
5	Stilt (if any)	-
6	Slabs of Super structure	31 December 2025
7	Internal walls, internal plaster, completion of floorings, doors and windows	31 March 2026
8	Sanitary electricals and water supply fittings within the said units	31 March 2027
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	30 June 2026
10	External plumbing and external; plaster, elevation, completion of terraces with waterproofing.	30 September 2026
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.	31 December 2026
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 / rainwater harvesting	-
19	Electrical meter room, sub-station, receiving station	31 March 2027
20	Others	-

(Promoter(s) / Authorized Signatory