

ALLOTMENT LETTER

Date: _____.
To,
MR. _____
ADD : _____,
_____,
_____.
MOB. NO. _____
EMAIL ID.:- _____

Sub: Your request for allotment of flat/commercial premises in the project known as **SAI PLATINUM**, having MahaRERA Registration No _____.

Respected Sir / Madam

1. Allotment of the said unit:

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 shop bearing No. _____ floor in Commercial Building no _____ admeasuring RERA Carpet area _____ sq. meters, additional usable area _____ Sq. Meters aggregating to _____ Sq. Meters as Gross Usable Area, hereinafter referred to as “the said unit”, in the project known as SAI PLATINUM, being constructed on land bearing Survey nos 93/1, lying and being at Village Rohinjan, Taluka Panvel, Dist. Raigad for a total consideration of Rs. _____ (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. Allotment of parking space(s):

Further I/we have the pleasure to inform you that you have been allotted along with the said unit, car parking space(s) at Ground level _____. 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:

I/we confirm to have received from you an amount of Rs. _____ (Rupees _____ Only), being _____% of the total consideration value of the said unit as booking amount/advance payment on

___/___/202___, through _____. The balance___% of booking amount/advance payment shall be paid by you in following manner,

- a) Rs. _____ (Rupees_____ on or before_____
- b) Rs. _____ (Rupees_____ on or before_____
- c) Rs. _____ (Rupees_____ on or before_____
- d) Rs. _____ (Rupees_____ on or before_____

4. Disclosures of Information:

I/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

The Project land is free from all encumbrances.

6. Further payments:

Further payments towards the consideration of the said unit shall be made by you, as per payment schedule offered 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 along with the covered car parking spaces(s) shall be handed over to you on or before **30.12.2030** subject to the payment of the consideration amount of the said unit as well as of the covered car parking space(s) and other charges 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 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 unit;
3	Within 16 to 30 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 said unit:

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.
- iii. In the event the you do not Cancel the booking within 30 days as mentioned in table given above and fail to make payment as per payment schedule on due date of any amount due and payable by you to us under this allotment including your proportionate share of taxes levied by competent authority and other outgoings and on you committing breach of any of the terms and conditions herein contained, then promoter shall be entitled at his discretion to send notice calling upon you to make payment of balance amount within 15 days, which if not

complied by you then Promoter shall be entitled to cancel this Allotment letter.

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 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.

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 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 equivalent to 2% of the Total Cost and applicable Taxes 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 unit, thereafter, shall be covered by the terms and conditions of the said registered document.

14. Headings:

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

Signature
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.

Date:

Place:

Signature
Name

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	30.12.2024
2.	Plinth	30.12.2025
3.	Slabs of super structure	31.12.2026
4.	Internal walls, internal plaster, completion of floorings, doors, and windows	30.12.2027
5.	Sanitary electrical and water supply fittings within the said units	30.03.2028
6.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	31.06.2029
7.	Storm Water drains	30.07.2029
8.	Water supply	30.08.2029
9.	Sewerage (chamber, lines, septic tank, STP)	30.09.2029
10.	Treatment and disposal of sewage and sullage water	30.10.2030
11.	Solid waste management & disposal	30.10.2030
12.	Water Conservation/rainwater harvesting	30.11.2030
13.	Electrical meter room, sub-station, receiving station.	01.12.2030
14.	Others	15.12.2030

Promoter(s)/Authorized Signatory