

ALLOTMENT LETTER

Date:

To,

Tel.: _____

PAN Card: _____

Aadhar Card No. _____

Email ID: _____

Sub: Your request for allotment of Plot in the project known as "**Wise City RZ-01 Plotted Development Phase-3**" having MahaRERA Registration No. _____

Sir/Madam

1. **Allotment of the said Plot:-**

This has reference to your request referred at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a Plot bearing No. _____, admeasuring sq.mtrs. equivalent to _____ sq.ft. in the Project known as _____, having MahaRERA Registration No. _____, hereinafter referred to as "the said Plot" carved out from the land bearing Survey Nos. 82/3, 82/4, 82/5, 82/6, 82/7, 82/8, 82/10, 82/13, 84/3(pt), 84/4(pt), 86/1, 86/2 for the 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 alongwith the said Plot, car parking space(s) bearing No(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:**

I/We confirm to have received from you an amount of Rs. _____/- (Rupees _____ Only), (this amount shall not be more than 10% of the cost of the said Plot) being _____% of the total consideration value of the said Plot as booking amount/advance payment on _____, _____ through _____ (mode of payment);

OR

3. Receipt of part consideration:

A. You have requested us to consider the payment of the booking amount/advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you and amount of Rs. _____ in figures _____/- (Rupees in words only) being _____% of the total consideration value of the said Plot as booking amount/advance payment on dd/mm/yyyy through

mode of payment . The balance _____% of the booking amount/advance payment shall be paid in the following manner.

- a. Rs. _____ in figures _____ /-(Rupees in words only) on or before dd/mm/yyyy
- b. Rs. _____ in figures _____ /-(Rupees in words only) on or before dd/mm/yyyy
- c. Rs. _____ in figures _____ /-(Rupees in words only) on or before dd/mm/yyyy
- d. Rs. _____ in figures _____ /-(Rupees in words only) on or before dd/mm/yyyy

Note : the total amount accepted under this clause shall not be more than 10% of the cost of the said Plot.

B. If you fail to make the balance _____% of the booking amount/advance payment within time period stipulated above further action as stated in Clause 12 hereunder written shall be taken by us as against us.

4. Disclosures of information:

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

- i) The sanctioned plans, alongwith specifications, approved by the competent authority are displayed at the project site and has 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 (Not applicable) attached herewith and
- iii) The website address of MahaRERA is <http://maharera/mahaonline.gov.in/#>

5. Encumbrances:-

I/We hereby confirm that the said Plot is free from all encumbrances and I/we hereby further confirm that no encumbrances shall be created on the said Plot;

6. Further payments:

Further payments towards the consideration of the said Plot as well as of the garage(s)/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;

7. Possession:-

The said Plot alongwith the garage(s)/covered car parking space(s) shall be handed over to you on or before _____subject to the payment of the consideration amount of the said Plot as well as of the garage(s) /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;

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 the 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.

<u>Sr. No.</u>	<u>If the letter requesting to cancel the booking is received</u>	<u>Amount to be deducted</u>
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 Plot
3.	within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Plot
4.	after 61 days from issuance of the allotment letter;	2% of the cost of the said Plot

* 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, 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 of 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;
- In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage instalment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage instalment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel the allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the table as enumerated in clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.
- 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, I/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, I/we shall be entitled to cancel this allotment letter and further I/we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said Plot 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 12ii) 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 without 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 Plot 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

(Promoter(s)/Authorized Signatory)

(Email ID)

Date

Place

CONFIRMATION AND ACKNOWLEDGEMENT

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

Signature

Name

(Allottee/s)

Date

Place

(Note:- This allotment letter will be issued at discretion of the Company. Further in case if this allotment letter is issued, the clauses/terms and conditions setout in the Agreement for Sale shall supersede with the terms and conditions setout in this allotment Letter)

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Annexure – A (Not applicable)

Stage wise time schedule of completion of the Project

<u>Sr. No.</u>	<u>Stages</u>	<u>Date of Completion</u>
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 Plots	
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 for 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.	Electrical meter room, sub-station, receiving station;	
20.	Others	

Promoter(s)/Authorized
Signatory