

ALLOTMENT LETTER

No.

Date:

To,

Mr/Mrs./Ms.....

R/o.....

(Address)

Telephone/ Mobile number.....

Pan Card N o.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of Flat in the Project known as Raheja Lunaris -1- Callisto (“said Project”) having MahaRERA Registration No_____.

Sir/Madam,

1. Allotment of the said Flat :

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 _____ Flat bearing No._____ admeasuring _____ RERA Carpet area sq. mtrs equivalent to _____ sq. ft. situated on_____ floor (“said Flat”) in the said Project located at Plot no. Gen-2/1/B Trans Thane Creek Industrial Area Juinagar, Navi Mumbai 400705, for a total consideration of Rs._____ (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. Allotment of parking space(s):

Further We have the pleasure to inform you that you have been allotted along with the said Flat, covered car parking space at _____ level basement being _____ no.s of /stilt / mechanical car parking bearing No._____ admeasuring _____ ft. having _____ ft. length x _____ ft. breath x. _____ sq-ft. vertical clearance on the terms and conditions as shall be enumerated in the Agreement to Sub-lease 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 9.9 % of the total consideration value of the said Flat as booking amount /advance payment on dd/mm/yyyy, through _____ (mode of payment).

4. Disclosures of information:

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

- i. The sanctioned plan, 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 Payment Schedule Annexure - A attached herewith and
- iii. The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>
- iv. The name of the said Project is approved as *Raheja Lunaris 4A, 4B and 4C* as per the sanctioned plan.

5. Encumbrances:

We have created the encumbrance(s) in respect of the Larger Property/Project Property in favour of HDFC Ltd ("said Lender"). The details of the same are uploaded on the website of the MahaRERA.

We shall obtain the NOC from the Said Lender for the transfer of the said Flat to you, prior to the registration of the Agreement to Sub-Lease in your favour.

6. Further payments:

Further payments towards the consideration of the said Flat as well 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 to Sub-Lease to be entered into between ourselves and yourselves.

7. Possession:

The said Flat along with the covered car parking spaces(s) shall be handed over to you on or before 31st December, 2030 subject to the payment of the consideration amount of the said Flat 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 to Sub-Lease 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 the date of booking issuance of the allotment letter	Nil
2.	within 16 to 30 days from the date of booking issuance of the allotment letter	1% of the cost of the said Flat
3.	within 31 to 60 days from the date of booking issuance of the allotment letter	1.5% of the cost of the said Flat

4.	after 61 days from the date of booking issuance of the allotment letter	2% of the cost of the said Flat
----	--	---------------------------------

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 to Sub-Lease, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

11. Perfoma of the Agreement to Sub-Lease and binding effect:

The perfoma of the Agreement to Sub-Lease to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the Agreement to Sub-Lease 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 to Sub-Lease:

- i) You shall execute the Agreement to Sub-Lease 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 to Sub-Lease 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 to Sub-Lease 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 Flat 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 to Sub-Lease between ourselves and yourselves. Cancellation of allotment of the said Flat 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.

For Raheja Universal (Pvt.) Ltd.

(Authorised Signatory)

Date:

Place:

CONFIRMATION & 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: _____

Annexure – A Wing A

Sr No	Milestones	Date of Completion
1.	Booking Token	
2.	Booking Amount (Unit Confirmation Fee)	15.08.24
3.	Execution of Agreement	01.10.24
4.	Initiation of Excavation	10.10.24
5.	Initiation of Foundation	01.01.25
6.	Completion of Plinth	03.03.26
7.	Initiation of 1st floor slab	05.10.26
8.	Initiation of 5 th floor slab	10.05.27
9.	Initiation of 10 th floor slab	30.10.27
10.	Initiation of 15 th floor slab	15.04.28
11.	Initiation of 19 th floor slab	17.08.28
12.	Initiation of 25 th floor slab	20.12.28
13.	Initiation of 31 st floor slab	15.05.29
14.	Completion of Terrace slab	11.06.29
15.	Completion of Brick work of said apartment	13.07.29
16.	Completion of Internal Plaster of said apartment	28.08.29
17.	Sanitary electrical and water supply fittings with said units	26.09.29
18.	Staircase, lift wells and lobbies at each floor level overhead and underground water tanks	30.11.29
19.	External plumbing and external plaster, elevation , completion of terraces with water proofing.	28.12.29
20.	Installation of Lifts , water pumps , firefighting fittings and equipments , 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	29.01.30
21.	Internal roads and footpaths , lighting	30.02.30
22.	Water supply	27.03.30
23.	Sewerage	29.04.30
24.	Storm water drains	21.05.30
25.	Treatment and disposal of sewage and sullage water	27.06.30
26.	Solid Waste Management	30.07.30
27.	Water Conservation / rain water harvesting	25.08.30
28.	Electric Meter Room, substation , receiving station	21.09.30
29.	Completion of Flooring of said apartment	22.10.30
30.	Intimation of Possession	30.11.30

Annexure – A
Wing B and Wing C

Sr No	Milestones	Date of Completion
1.	Booking Token	
2.	Booking Amount (Unit Confirmation Fee)	15.08.24
3.	Execution of Agreement	01.10.24
4.	Initiation of Excavation	10.10.24
5.	Initiation of Foundation	01.01.25
6.	Completion of Plinth	03.03.26
7.	Initiation of 1st floor slab	05.10.26
8.	Initiation of 5 th floor slab	10.05.27
9.	Initiation of 10 th floor slab	30.10.27
10.	Initiation of 15 th floor slab	15.04.28
11.	Initiation of 19 th floor slab	17.08.28
12.	Completion of Terrace slab	11.11.28
13.	Completion of Brick work of said apartment	13.03.29
14.	Completion of Internal Plaster of said apartment	28.08.29
15.	Sanitary electrical and water supply fittings with said units	26.09.29
16.	Staircase, lift wells and lobbies at each floor level overhead and underground water tanks	30.11.29
17.	External plumbing and external plaster, elevation, completion of terraces with water proofing.	28.12.29
18.	Installation of Lifts , water pumps , firefighting fittings and equipments , 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	29.01.30
19.	Internal roads and footpaths , lighting	30.02.30
20.	Water supply	27.03.30
21.	Sewerage	29.04.30
22.	Storm water drains	21.05.30
23.	Treatment and disposal of sewage and sullage water	27.06.30
24.	Solid Waste Management	30.07.30
25.	Water Conservation / rain water harvesting	25.08.30
26.	Electric Meter Room, substation , receiving station	21.09.30
27.	Completion of Flooring of said apartment	22.10.30
28.	Intimation of Possession	30.11.30