

Date:

Place: Mumbai

LETTER OF ALLOTMENT

To,

Mr/Mrs./Ms.....

.....

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.....

Telephone/ Mobile number.....

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of flat in the project known as 'Kabra Embrace' having MahaRERA Registration No

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

_____ BHK flat bearing No._____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq.ft. situated on _____ floor in the project known as '**KABRA EMBRAZE**' having MahaRERA Registration No._____

hereinafter referred to as "the said unit", being developed on land admeasuring **1341.40** sq.mtrs or thereabouts as per the Property Register Cards bearing CTS No. 194/A/16/2 of Village Ghatkopar, Taluka Kurla, MSD and lying, being and situate at Br. Nath Pai Nagar, Barrister Nath Pai Road, Ghatkopar (East), Mumbai – 400077 for a total consideration of Rs._____/- (Rupees _____ Only) exclusive of,

stamp duty and registration charges, GST or any taxes.

2. Allotment of parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said unit, _____ no/s of car parkingspace(s) on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

Further we have the pleasure to inform you that you have been allotted an open car parking bearing No._____ without consideration.

3. Receipt of part consideration:

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 unit) as booking amount /advance payment on ____/____/20____, through _____.

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 and

- ii)** The website address of MahaRERA is -

<https://maharera.mahaonline.gov.in/>

5. Encumbrances:

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

OR

We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit-

- a)
- b)
- c)

6. Further payments:

Further payments towards the consideration of the comprehensive unit 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 unit shall be offered to you for possession on or before 31st December, 2027. Further, the said unit along with the car parking spaces(s) shall be handed over to you subject to the payment of the consideration amount of the said unit and 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 unit;
3.	within 31 to 60 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.

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 (as stated in Clause 9 i) 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 for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated.

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 unit plus tax/taxes paid to the authorities and as stated in Clause 9 i) above 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 and shall not affect the construction of the various Clauses of this allotment letter.

For **KABRA & ASSOCIATES**

(AUTORISED SIGNATORY)

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.

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	
2.	Plinth	
3.	Podiums (if any)	
4.	4 th Residential Slab	
5.	8 th Residential Slab	
6.	12 th Residential Slab	
7.	16 th Residential Slab	
8.	Top Residential Slab	
9.	Completion of Internal Walls	
10.	Completion of external texture	
11.	Completion of floorings, doors and windows	
12.	External plumbing, elevation, terraces with waterproofing of the said Real Estate Project and completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said unit	
13.	Completion of the lifts, water pumps, electrical fittings, electro, mechanical and environmental requirements, entrance lobby/s, plinth protection, paving of areas appertained of the said Real Estate Project	
14.	Obtainment of Occupancy Certificate	

For KABRA & ASSOCIATES LLP

(Authorised Signatory)