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ALLOTMENT LETTER

Date:

To,
Mr/Mrs/Ms _____
R/o _____

Contact No. _____
Pan Card No: _____
Aadhar Card No: _____
Email id: _____
Sir/Madam,

Sub: Your request for allotment of Flat/Unit No. _____ premises bearing No. _____ admeasuring RERA carpet area _____ sq.mtrs equivalent to ___ sq.ft. situated on ___ floor in, wing _____ in the project known as "**Roha Eva Aria**" ("**said Flat**") having MahaRERA Registration No. _____.

1. Allotment of the Flat/Unit:

This has reference to your request referred at the above subject allotment. In that regard, We have the pleasure to inform that you have been allotted Flat/Unit No. _____ premises bearing No. _____ admeasuring RERA carpet area _____ sq. mtrs equivalent to ___ sq. ft. situated on ___ floor in, wing _____ in the project known as "**Roha Eva Aria**" having MahaRERA Registration No. _____, hereinafter referred to as "the said Flat/Unit" being developed on land being Plot bearing C.T.S.No. 828 (part) at Subhash Nagar, Chembur (East), Mumbai- 400071 for a total consideration of **Rs. _____/- (Rupees _____ Only)** excluding of GST, Cess, taxes, mics. charges, Stamp Duty and Registration Charges. The aforesaid consideration amount shall be subject to Tax Deduction at Source ("**TDS**") as may be required under prevailing law.

2. Allotment of parking space(s):

Further, we have the pleasure to inform that you have been allotted alongwith the said Flat/Unit ___ (____) Car parking space(s) at ___ basement/podium/Stilt/ Pit/Mechanical/Open _____ 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)** being ___% of the total consideration value of the said Flat/Unit as booking amount/advance payment on _____ through _____ mode of payment _____.

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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.
- ii) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity explained in Agreement for Sale and
- iii) The website address of MahaRERA is
<https://maharera.mahaonline.gov.in/#>

5. **Encumbrances:**

We hereby confirm that the said Flat/Unit is free from all encumbrances and we hereby further confirm that no encumbrances created on the said Flat/Unit.

6. **Further payments:**

Further payments towards consideration of the said Flat/Unit/ Car Parking Space(s) shall be made by you, in manner and at 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 Flat/Unit along with Car Parking space shall be handed over to you on or before 31/12/2027 subject to the payment of the consideration amount of the said Flat/Unit alongwith Car Parking Space in the manner and at times as well as per the terms and conditions as more specifically enumerated/ stated in the Agreement for Sale to be entered 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/allotment of the said Flat/Unit, 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 booking/allotment of the said Flat/Unit.

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 Flat/Unit;
3.	Within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of the said Flat/Unit
4.	After 61 days from issuance of the allotment letter	2% of the cost of the said Flat/Unit.

- ii.** In addition to the above, any amount/ expenses / taxes / charges incurred by us towards brokerage, GST, cess, promotional scheme, cost of white goods if provided and any such other amounts shall be deducted from amount paid by you.

10. Other payments:

You shall make the payment of GST, Misc. charges, 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 uploaded on RERA Site.

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 of 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

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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/Unit 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 Flat/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.

Signature.....

Name.....

(Promoter(s)/ Authorized Signatory)

(Email id)

Date:

Place:

CONFIRMATION AND ACKNOWLEDGEMENT

We have read and understood the contents of this Allotment Letter and the Annexure. 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 completion of the project

Sr. No	Stages	Date of Completion
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, door and windows	
8.	Sanitary electrical and water supply fittings within the said units	
9.	Staircase, lift 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	

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