

AVS HOUSING AND CONSTRUCTION LLP

309 Sai Infotech, Patel Chowk, R.B Mehta Road, Ghatkopar (East), Mumbai 400 077.

LETTER OF ALLOTMENT

Date: _____

To,

_____,
_____,
_____,
_____.

(Purchaser's address, telephone number, PAN card number, Aadhar card number and email ID to be written.)

Sir / Madam,

Re: Allotment of flat bearing No. _____ admeasuring _____ square meters (MOFA carpet area) equivalent to _____ square feet (MOFA carpet area) and _____ square meters (RERA carpet area) equivalent to _____ square feet (RERA carpet area) plus balcony area admeasuring _____ square metres equivalent _____ square feet and utility Area admeasuring _____ square metres equivalent _____ square feet totaling to _____ square meters equivalent to _____ square feet , in the Project known as "Rudraksh Towers – Wing A, pursuant to Consent terms dated 27th November 2017 and order dated 30th October 2018.

Sir / Ma'am,

1. **Allotment of the said Premises:**

We refer to the Consent terms dated 27th November 2017 and order dated 30th October 2018 passed in the commercial suit no. 524 of 2017. In accordance with the same we are required to issue fresh letter of allotment upon obtaining Environmental Clearance from MoEF and IOD. In that regard, we have the pleasure to inform you that at your request, we have agreed to allot to you, a _____ BHK flat / commercial premises, bearing No. _____, _____ square meters (MOFA carpet area) equivalent to _____ square feet (MOFA carpet area) and admeasuring _____ square metres (RERA carpet area), equivalent to _____ square feet (RERA carpet area), plus balcony area admeasuring _____ square metres equivalent _____ square feet and utility Area admeasuring _____ square metres equivalent _____ square feet totaling to _____

square meters equivalent to _____ square feet situated on the _____ floor in the _____ Wing, in the project known as “Rudraksh Towers – Wing A”, having MahaRERA Registration No. _____ (hereinafter referred to as the “**said Premises**”), being developed on: (i) all those pieces or parcels of land admeasuring 7822.77 square metres or thereabouts, bearing Survey Nos. 62/1/1 and 62/4, corresponding to CTS Nos. 747, 748, 748/1 and 748/2 of Revenue Village Nahur, Taluka Kurla, District Mumbai Suburban, and (ii) plot of land admeasuring 944.90 square metres, bearing CTS No. 733B of Village Nahur, Taluka Kurla, Mumbai Suburban District totaling to on or about 8738.67 square metres, the “**said Property**”), for the total consideration of Rs. _____/- (Rupees _____ Only) (“**Sale Price**”), exclusive of GST, stamp duty and registration charges, and all other costs, charges, expenses, taxes, etc. You shall be solely liable and responsible to pay the GST, stamp duty and registration charges, and all other costs, charges, expenses, taxes, etc. in respect of the said Premises.

2. **Allotment of car parking spaces:**

Further, we have the pleasure to inform you that we have agreed to allot to you, _____ Car Parking Space at _____ level basement / podium / stilt / mechanical parking unit car parking unit bearing no. _____ admeasuring _____ sq ft. having _____ ft. length x _____ ft. breadth x _____ ft. vertical (“**Car Parkings**”), with consideration pursuant to the Consent terms dated 27th November 2017 and order dated 30th October 2018.

3. **Receipt of part consideration:**

We have received from you, an amount of Rs. _____/- (Rupees _____ Only), being _____% of the Sale Price, on _____, through _____.

4. **Disclosures of information:**

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

- (a) The sanctioned plans, layout plans, along with specifications approved by the competent authority, are displayed at the project sit, and shall be uploaded on the MahaRERA website upon RERA application and receipt of Commencement Certificate in due course of time;
- (b) The following approvals have been granted in respect of the development of the said Property:
- (i) MCGM has issued Intimation of Disapproval dated 13th February, 2024 bearing No. P-16173/2023(747 and others)/S ward/Nahur/-S/IOD (“**IOD**”), on and subject to the terms and conditions set out therein. A copy of the IOD is annexed hereto and marked as **Annexure “”**;
- (ii) MCGM has issued Commencement Certificate dated 30th July, 2024 bearing No. P-16173/2023(747 and others)/S ward/Nahur/-S/CC/1/New, (“**CC**”) on and subject to the terms and conditions set out therein. A copy of the CC is annexed hereto and marked as **Annexure “”**;
- (c) The website address of MahaRERA is <https://maharera.mahaonline.gov.in>.

5. **Encumbrances:**

As on date hereof, there are no encumbrances in respect of the said Premises.

6. **Further payments:**

You confirm to pay, Rs._____/-(Rupees _____ Only), being the balance Sale Price, in the manner and at the times set out in the schedule annexed hereto

and marked as **Annexure “A”**, pursuant to the Consent terms dated 27th November 2017 and order dated 30th October 2018.

7. **Possession:**

Subject to you not being in default of any of the terms and conditions contained herein and in the agreement for sale to be executed between us, including default in payment of the Sale Price or any part thereof, and you not terminating this Letter of Allotment and the transaction contemplated herein, the possession of the said Premises shall be handed over to you, on or before _____ (“**Possession Date**”).

8. **Interest payment:**

In case of delay in making any payments by you to us, 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 (2%), on all delayed payments, from the due date till the date of realization thereof.

9. **Cancellation of Allotment:**

In case you desire to cancel the booking, the amounts paid if any, shall be refunded pursuant to the Consent terms dated 27th November 2017 and order dated 30th October 2018.

10. **Other payments:**

You shall make 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 _____ 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, shall be forwarded in the due course of time. 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 Consent terms dated 27th November 2017 and order dated 30th October 2018.

12. **Execution and registration of the agreement for sale:**

(A) You shall execute the agreement for sale and appear for registration of the same, before the concerned Sub-Registrar, upon our intimation.

13. **Validity of Allotment Letter:**

This allotment letter, shall not be construed to limit your rights, interests and liabilities, upon execution and registration of the agreement for sale between ourselves and yourselves. Cancellation of the said Premises thereafter, shall be covered by the terms and conditions of the registered agreement for sale.

14. **Headings:**

Headings are inserted for convenience only, and shall not affect the construction of the clauses of this allotment letter.

For AVS Housing & Construction LLP - Promoter

Partner

Email ID:

Date:

Place:

For Mahesh Developers – Confirming Party

Partner

Email ID:

Date:

Place:

CONFIRMATION AND ACKNOWLEDGMENT

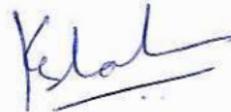
We have read and understood the contents of this allotment letter and the Annexure. We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

(Allottee)

Date:

Place:

For M/S. AVS HOUSING AND CONSTRUCTION LLP



Partner



Date: 02/08/2024

Annexure “A”

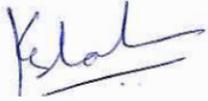
Stage wise time schedule of completion of the project

SR NO	STAGES	DATE OF COMPLETETION
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 units	
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 of 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

For M/S. AVS HOUSING AND CONSTRUCTION LLP



Partner



Housiey.com
DRAFT WITHOUT PREJUDICE