

[ON THE LETTERHEAD OF PROMOTER]

No. _____

Date : _____

To

Mr./ Mrs. _____

Phone No. : _____

Pan Card No. : _____

Aadhar Card No. : _____

Email ID : _____

Sub: Your request for allotment of flat / shop/ commercial premises in the project known as “**Sunraj Solitaire**” having MahaRERA Registration No. _____.

Sir/Madam,

1. **Allotment**

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/shop bearing No. _____ admeasuring RERA Carpet area sq. _____ meters equivalent to _____ sq. feet (RERA carpet) situated on _____ floor in Building No. _____ in the project known as “**Sunraj Solitaire**” having MahaRERA Registration No. _____ hereinafter referred to as “the said **Unit**”, being developed on land bearing Survey No.25 (Old Survey No.107) H. No.9, 10, New Survey No.28 (Old S. No.54) Hissa No.3, 14 to 18, New Survey No.29 (Old S. No.181) Hissa No.1 to 4, 6, 7, 14, New Survey No.30 (Old S. No.109) H. No.1 of revenue mouje Golavli area admeasuring about **11032.75 Sq. Mtrs** out of total admeasuring about 18,030 square meters, lying being and situated at Dombivali (East), Taluka Kalyan, District Thane, for a total consideration of Rs. _____ (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. **Allotment of garage / covered parking space(s):**

Further, we have the pleasure to inform you that you have been allotted along with the said Unit, garage/covered car parking space at _____ level basement / podium /stilt / mechanical car parking unit bearing No. _____ admeasuring _____ sq. feet having ___ ft. length x _____ ft. breath x _____ ft. vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

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

Further, we have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ having ___ ft. length x _____ ft. breadth 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) being _____% of the total consideration value of the said Unit as booking amount /advance payment vide cheque No. _____ dated _____ drawn on _____ Bank in favor of Sunraj Solitaire RERA Account No. _____. The above payment received by us have been deposited in RERA Designated Collection Bank Account No. _____, Union Bank of India, Versova Branch having IFS Code UBIN0544051 situated at Andheri (West), Mumbai. In addition to the above bank account, we have opened in the same bank, RERA Designated Separate Bank Account _____ and RERA Designated Transaction Bank Account _____ respectively.

4. **Disclosures of information:**

I/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 is as stated in **Annexure-A** attached herewith; and
- iii) 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.

6. **Further payments:**

Further payments towards the consideration of the said Unit as well as of the garage/covered car parking space shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / to be stated in the agreement for sale to be entered into between us.

7. **Possession:**

The said Unit along with the garage/covered car parking spaces shall be handed over to you on or before **31/12/2031** subject to the payment of the consideration amount of the said Unit as well as of the garage /covered car parking space in the manner and at the times and as per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between us.

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	1.5% of the cost of

	the allotment letter;	the said unit
4.	After 61 days from issuance of the allotment letter	2% of the cost of the said unit

*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 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 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 _____ days from the date of issuance of this letter or within such period as may be communicated to you.
- (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 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 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 **M/s. Sunraj Construction**

(Mr. Vashdev B. Khushalani)

Proprietor

Email ID: _____

Place: _____

Dated: _____

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)

Date : _____

Place : _____

Housiey.com

Annexure - A

Stage wise time schedule of 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, 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	

M/s. Sunraj Construction
Through its Proprietor

Housiey.com