

Date: \_\_\_\_\_

**ALLOTMENT LETTER**

To,

**Subject:** Your request for allotment of flat in the project known as **KOHINOOR UPTOWN KALYAN** having MAHARERA Registration No. \_\_\_\_.

Sir,

**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 you that you have been allotted a \_\_\_\_\_ flat bearing No. admeasuring RERA Carpet area \_\_\_sq. mtrs equivalent to \_\_\_\_\_sq.ft. situated on \_\_\_floor in Building No. \_in the project known as **KOHINOOR UPTOWN KALYAN** having MahaRERA Registration No. \_hereinafter referred to as "the said unit", being developed on land bearing Survey No 17/1/A, 17/1/B/2/C, 53/2, 54/1/A/2/A, 54/1/B/2/B, 54/2/C, 55/1/B/2, 62/1, 62/2, 62/3, 65/18/5, 65/19/A, 65/20/1/A, 65/20/3/20/2/B, Village : Near Bardi Petroleum, Bargaon, Taluka : Bhiwandi, District : Thane, Maharashtra admeasuring 6523.83 sq. mtrs admeasuring \_\_\_ sq.mtrs. for a total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_only) exclusive of GST,, infrastructure, parking, etc..

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

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s)\_\_\_\_\_admeasuring\_\_\_\_\_sq. mtrs equivalent to \_\_\_\_\_sq ft./covered car parking space(s) at \_\_\_\_\_level basement /podium bearing No(s)\_\_\_\_\_admeasuring \_\_\_\_\_Sq. Mtrs equivalent to \_\_\_\_\_ft. / covered car parking space (s) at \_\_\_\_\_level basement / podium bearing No.(s) \_\_\_\_\_admeasuring \_\_\_\_\_sq.mtrs. equivalent to \_\_\_\_\_sq.ft./ stilt parking bearing No(s) \_\_\_\_\_admeasuring \_\_\_\_\_sq.mtrs equivalent to \_\_\_\_\_sq.ft. / mechanical car parking unit bearing No(s) \_\_\_\_\_admeasuring \_\_\_\_\_Sq.mtrs. equivalent to \_\_\_\_\_sq.ft. 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, I / 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:**

I/We confirm to have received from you an amount of Rs. \_\_\_\_\_/- **(Rupees \_\_\_\_\_only)**, (being less than 10% of the cost of the said unit as booking amount/advance payment on \_\_\_\_\_, through the cheque number \_\_\_\_\_.  
(mention only token amount)

If you fail to make the balance within the time period mentioned in the Agreement for sale and cost sheet further action as stated In clause 12 hereunder written shall be taken by us as against you.

**4. Disclosure of information:**

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

- i. The sanctioned plans, and layout plans, along with specifications, approved by the competent authority are displayed at the project site and have also been uploaded on the MahaRERA website.
- ii. Tentative stage-wise schedule of the 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:**

I /We hereby confirm that the said unit is free from all encumbrances and I/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(s) / covered car parking space(s) shall be made by you, in the manner and the times as well as on the terms and conditions as more specifically enumerated/stated in the cost sheet shared with you at the time of booking.

**7. Possession:**

The said unit along with the garage(s) / covered car parking space(s) shall be handed over to you on or before \_\_\_\_\_ subject to the payment of the consideration amount of the said unit as well as of the garage(s)/ 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 for the 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.	After Booking	Full
2.	After Registration	15 % of the Flat Cost

\* The amount deducted shall not exceed the amount mentioned in the table above.

**10. Other Payments:**

You shall make the payment of GST and other 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 2 Weeks from the date of issuance of this letter or within such period as may be communicated to you.

\*In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage instalment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage instalment within 15(fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter, the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in Clause 9 whichever is less. In no event the amount to be forfeited shall exceed the mentioned in the above referred Table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where the booking amount is collected in stages.

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, which if not complied, I/We shall be entitled to cancel this allotment letter and further I/We shall be entitled to forfeit an amount entire paid amount.

**13. Validity of Allotment Letter:**

Upon execution and registration of the agreement for sale between ourselves and yourselves this allotment letter shall superseded by the Agreement for Sale. Cancellation of allotment of the said unit before execution of the Agreement for Sale shall be covered by the terms and conditions of the said this Allotment Letter.

**14. Heading:**

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**

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)

**Annexure -A**

Stage-wise time schedule of completion of the project

Sr. No.	Stages	Estimated Date of Completion
1	Excavation	
2	Basement if any	
3	Podium if any	
4	Plinth	
5	Stilt if any	
6	Slab of superstructure	
7	Internal walls, internal plaster, completion of flooring, doors and windows	
8	Sanitary electric and water supply, fittings within the said units	
9	Staircase, lifts wells and lobbies at each floor level overhead underground water tank	
10	External plumbing and external plaster, elevation, completion of terrace with waterproofing	
11	Installation of lift, water pump, firefighting fitting and equipment, electric fitting, 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 a project as per specifications in the agreement of sale, any other activities.	
12	Internal road & footpaths, lighting	
13	Water supply	
14	Sewage (chamber, lines, septic tank, STP)	
15	Storm and water drains	
16	Treatment and disposal of sewage and sullage water	
17	Solid waste management & disposal	
18	Water conservation/rainwater harvesting	
19	Electrical meter room, sub-station, receiving station	
20	Other	

**Please note:**

The above-mentioned timelines are tentative in nature and the same may differ due to various factors. However, the payment needs to be done as per the payment schedule agreed at the time of booking.

Promotor(s) / Authorized Signatory

Housiey.com