

ALLOTMENT LETTER

No.

Date:

To,

Mr. /Mrs. /Ms.

R/o:

(Address)

Telephone/Mobile number:

Pan Card No.:

Aadhar Card No.

Email ID:

Sub: Your request for allotment of flat / commercial premises / plot in the project known as “Om Sonal Heights” 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, I/ we have the pleasure to inform that you have been allotted a ____ BHK flat/ commercial premises bearing No. _____ admeasuring RERA Carpet area of _____sq. mtrs equivalent to _____ sq. ft. situated on ___ floor in Wing-____ of New Building of the project known as “Om Sonal Heights”, having

MahaRERA Registration No. _____ hereinafter referred to as “**the said unit**”, being developed on land bearing Plot No. 171, admeasuring in total 1762.60 sq. meters (after set back 1607.82 sq.mtrs.) bearing CTS No. 2055, 2056 & 2057 admeasuring 267.60, 13.90 and 1481.10 sq mtrs respectively of Village Ghatkopar-Kirol situated at L.B.S. Marg, Near The Roa Hotel, Ghatkopar-(West), Mumbai-400 086, (referred to as “**the said Land**”) 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 I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s)/covered car space at _____ level basement /podium/stilt/ mechanical car parking unit bearing No. _____ admeasuring _____ sq. ft. 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

Allotment of open car parking space(s):

Further I/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:

I/ we confirm to have received from you an amount of Rs. _____ (Rupees _____ only), being _____ % of the total consideration value of the said unit as booking amount /advance payment on _____ [date], through _____. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS Code _____ situated at _____. In addition to the above bank account, I/we have opened in

the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. _____ and _____ respectively.

OR

3. Receipt of part consideration

A. You have requested us to consider payment of the booking amount /advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you an amount of Rs. _____ (Rupees _____ only) being _____ % of the total consideration amount value of the said unit as booking amount / advance payment on _____, through _____ [mode of payment]. The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner:

- a) Rs. _____ (Rupees _____ only) on or before _____
- b) Rs. _____ (Rupees _____ only) on or before _____
- c) Rs. _____ (Rupees _____ only) on or before _____
- d) Rs. _____ (Rupees _____ only) on or before _____

B. If you fail to make the balance _____ % of the booking amount / advance payment within the time period stipulated above further action as stated in Clause 12 hereunder written shall be taken by us as against you.

C. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS Code _____ situated at _____. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. _____ and _____ 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:

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.

OR

Encumbrances:

I/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 said unit as well as of the covered car parking space(s) 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 accompanying “**Annexure-B**”. In addition to the same, Other charges as more particularly set out in “**Annexure-C**” herein shall be paid 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:

Subject to Force Majeure, the said unit along with the covered car parking spaces(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 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 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

** 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 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 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.

** In the event tie booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allottee a notice calling upon the*

allottee to pay the subsequent stage installment 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 amount 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 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 of 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/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, I/ we shall be entitled to cancel this allotment letter and further I /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.

Signature: _____

Name: _____

Promoter(s)/Authorized Signatory)
(Email Id)

Date: _____

Place: _____

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/s)

Date: _____

Place: _____

ANNEXURE –A

Stage wise time schedule completion of the project

Sr. No.	Stages	Estimated 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	
-----	--------	--

ANNEXURE-B

PAYMENT SCHEDULE

The payment of the Instalments shall be made by you within 15 (fifteen) days of making demand for the payment of the respective instalment as follows; time being of the essence:

Payment Schedule Details	%	Amount (Rs.)
On booking and before registration of Agreement for Sale	10%	
On Completion of excavation of the said building		
On Completion of the Basement floor level slab of the said building		
On Completion of Plinth/ground of the said building		
On Completion of 1st Slab of the said building		
On Completion of 2nd Slab of the said building		
On Completion of 3rd Slab of the said building		
On Completion of 4th Slab of the said building		
On Completion of 5th Slab of the said building		
On Completion of 6th Slab of the said building		
On Completion of 7th Slab of the said building		
On Completion of 8th Slab of the said building		
On Completion of 9th Slab of the said building		
On Completion of 10th Slab of the said building		
On Completion of 11th Slab of the said building		
On Completion of Terrace Slab of the said building		
On Completion of walls, internal plaster, floorings, main door of the said unit		
On Completion of sanitary fittings, staircases, lift wells, lobbies upto the floor in which the said unit is located		
On Completion of external plumbing, external plaster, elevation, terraces with waterproofing, of the said building		

On Completion of the lifts, water pumps, electrical fittings, entrance lobbies of the said building		
On Possession		
Total Rupees _____ Only	100%	
<p>Note: All taxes including Goods and Service Tax (GST) or any other statutory taxes / levies / cess that may be imposed as applicable shall be paid by you. It is expressly understood that the Total Consideration mentioned herein do not include any taxes / levies / cess / other charges.</p>		

Housiey.com

ANNEXURE-C

OTHER CHARGES

[A] NON-ACCOUNTABLE CHARGES PAYABLE PRIOR TO HANDOVER OF POSSESSION OF SAID UNIT

Sr. No.	Details	Amount (Rs.)
1	Legal Charges	
2	Water and Electricity Meter Charges	

[B] ACCOUNTABLE CHARGES PAYABLE PRIOR TO HANDOVER OF POSSESSION OF SAID UNIT

Sr. No.	Details	Amount (Rs.)
1	Share Money, Membership and Entrance Fees of the Society	
2	Advance deposit for the maintenance, management and upkeep of the building as also taxes and other outgoings @ Rs. _____/- on RERA Carpet Area and Balcony, if any for _____ Months) plus GST (excluding property tax)	
3	Corpus Fund (@Rs. _____/- on RERA Carpet Area and Balcony, if any)	
4	Refundable Security Deposit at the time of Possession	

Notes:

- 1) The list of charges mentioned hereinabove are indicative and not exhaustive and you hereby agree to pay all or any such other charges, fees or levies or additional charges and any increases thereon which the Promoter may indicate to the Purchaser(s) from time to time.

2) All taxes including Goods and Service Tax (GST) or any other statutory taxes/levies/cess that may be imposed as applicable shall be paid by the Purchaser(s). It is expressly understood that the Other Charges mentioned herein do not include any taxes/levies/cess. Any other incidental or consequential charges, if any, shall be charged extra.

Housiey.com