

PROVISIONAL ALLOTTMENT LETTER

Date: _____

To,
Mr. _____
Mrs. _____
Address: _____

_____.

E-mail address: _____

Mob. No.: _____

Subject: Your request for allotment of Flat in the project known as Nehru Nagar Shivalaya Co-operative Housing Society Ltd., having **Maha RERA Registration No.** _____

Dear Sir / Madam,

You have shown your interest in purchasing Flat (details of Flat are more particularly described herein below) in our Residential project named and styled as **“Nehru Nagar Shivalaya Co-operative Housing Society Ltd.”** situated at Building No.6, Nehru Nagar, Kurla (E), Mumbai - 400024.

1. ALLOTTMENT OF THE SAID FLAT:

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 Flat bearing No. _____ admeasuring RERA Carpet area _____ Sq. Mtrs. equivalent to _____ Sq. Ft. situated on _____ floor in Building know as **“Nehru Nagar Shivalaya Co-operative Housing Society Ltd.”**, having MahaRERA Registration No. _____, hereinafter referred to as **"the said Flat/Premises"**, being developed on land bearing Survey No. 229 (pt) and 267 (pt) and City Survey No. 11 (pt), Village: Kurla-3, Taluka: Kurla, District: Mumbai Sub-urban, lying and

being at Building No. 6, Nehru Nagar, Kurla (E), Mumbai - 400024 for a total consideration of **Rs.**_____/ - **(Rupees** _____ **only)** exclusive of GST, stamp duty and registration charges.

2. ALLOTMENT OF PARKING SPACE(S):

Further I/ 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. 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.

3. RECEIPT OF PART CONSIDERATION:

We confirm to have received from you an amount of Rs. _____/- (Rupees _____ only), being 10% of the total consideration value of the said Flat as booking amount/ advance payment on _____, through _____ Cheque No _____/ RTGS-NEFT drawn on _____ Bank. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account **409619969556**, **RBL** Bank, **Lower Parel** Branch having IFS Code **RATN0000088** situated at **RBL Bank, Tower No. 2B, One World Center, Senapati Bapat Marg, Lower Parel, Mumbai 400013** 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 having Account No.**409619969555** and **409619969558** respectively.

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 is as stated in Annexure - A attached herewith and

iii. The website address of MahaRERA is <https://maharera.maharashtra.gov.in>

5. ENCUMBRANCE:

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

6. FURTHER-PAYMENTS:

Further Payments towards the consideration of the said Flat as well as of the car parking space(s) in Open/ Stilt/ Stack/ Mechanical/ Tower Parking shall be made by you, in the manner as stated herein 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.

On or before execution of this agreement.	Rs. _____/-
On completion of the Plinth of the building or wing in which the said Flat is located.	Rs. _____/-
On Completion of ____ th Slab	Rs. _____/-
On Completion of ____ th Slab	Rs. _____/-
On Completion of ____ th Slab	Rs. _____/-
On Completion of ____ th Slab	Rs. _____/-
On Completion of ____ th Slab	Rs. _____/-
On Completion of ____ th Slab	Rs. _____/-
On Completion of ____ th Slab	Rs. _____/-
On completion of the slabs including podiums and stilts of the building or wing in which the said Flat is located.	Rs. _____/-
On completion of the walls, internal plaster, floorings doors and windows of the said	Rs. _____/-

Flat.	
On completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat is located.	Rs. _____/-
On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Flat is located.	Rs. _____/-
against and at the time of handing over of the possession of the said Flat to the Allottee/s	Rs. _____/-
TOTAL	Rs. _____/-

7. POSSESSION:

The said Flat along with the car parking space(s) in Open/ Stilt/ Stack/ Mechanical/ Tower Parking shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said Flat as well as of the car parking space(s) in Open/ Stilt/ Stack/ Mechanical/ Tower Parking 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 2%(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, which is subject to reallocation of the said Premises to another Allottee/s.

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	after 15 days from issuance of the allotment letter;	10% (ten per cent) of the Sale Consideration together with applicable taxes thereon GST, unpaid interest, penalties, and amount of brokerage, if any paid;

- 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, subject to reallocation of the said Premises to another Allottee/s, 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 2%(two) percent.

10. OTHER PAYMENTS;

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as under.

Stamp Duty& Metro Cess@ 6%	Rs. _____/-
Registration Charges @ 1% (Max. 30,000/-)	Rs. _____/-
GST @ 5% is applicable on consideration value on demand / payment basis	Rs. _____/-
Miscellaneous registration expenses	Rs. _____/-
Legal cost, charges and expenses	Rs. _____/-
Charges for formation and registration of the Society	Rs. _____/-
Towards Water and other utility and services connection Charge	Rs. _____/-
Towards electrical receiving and Transformer/ Sub Station provided in Layout	Rs. _____/-
Document Registration Agent Fees	Rs. 15,000/-

11. AMOUNT PAYABLE BY THE ALLOTTEE/S ON OR BEFORE DELIVERY OF POSSESSION OF THE FLAT:

towards provisional monthly contribution towards outgoings of Society and Maintenance charges Rs. _____ x Sq. Ft. total usable area x for 12months.	Rs. _____/-
GST (@18%) on the maintenance Charges (or as applicable)	Rs. _____/-

12. 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 hereinabove.

13. 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 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 shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit an amount as stated hereinabove including 10% of the cost of the said Flat and the balance amount if any due and payable shall be refunded without interest within mutually agreed days from the date of expiry of the notice period.

14. 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 thereafter, shall be covered by the terms and conditions of the said registered document.

15. HEADINGS:

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

16. PAYMENT:

The Allottee/s shall make payment by Cheque/DD/ NEFT/ RTGS in the name of **M/s. Citiline Constructions LLP**.

DEVELOPER

For M/s. Citiline Constructions LLP

Mr. Dennis Fernandes, Authorised Partner
(Authorised Director)

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.

ALLOTTEE/S SIGNATURE

1) _____

2) _____

Date:

Place:

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 Flats	
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, 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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