

Allotment Letter

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
“ADITYARAJ TAPOVAN” having MAHARERA Registration No.....

Dear 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 will be allotted a _____ BHK flat/commercial premises bearing No. _____ admeasuring RERA Carpet area _____ square meters equivalent to sq. ft. situated on floor in Building No. _____, Wing _____ in the project known as “ADITYARAJ TAPOVAN” having MAHARERA Registration No. _____ hereinafter referred to as “the said Project”, being developed on land bearing **C.T.S. No. 352 (part)**, lying and being at **Tagore Nagar Vikhroli (E), at Village-Hariyali Taluka – Kurla, Dist.- Mumbai Suburban , 400083** square meters.

The total consideration for the above referred Flat/Unit is Rs..... in figures (Rupees _____ in words only) exclusive of GST and Development Charges etc.

2. Allotment of garage/covered parking space: -

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit/Flat stilt parking/Mechanical Parking/Tower Parking bearing No(s) _____ 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

Further I/ we have the pleasure to inform you that you have been not allotted any Car Parking Spaces and the same 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:-

I / we confirm to have received from you an amount of Rs..... Figures (Rupees. in words 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 on dd/ mm/ yyyy, through mode of payment on _____, 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

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 approximate time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure ____ attached herewith.
- iii) The website address of MahaRERA is

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/Flat as well as stilt parking/Mechanical Parking/Tower 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 agreement for sale to be entered into between ourselves and yourselves.

7. Possession:

The said unit/Flat along with the stilt parking/Mechanical Parking/Tower 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/Flat as well as of the stilt parking/Mechanical Parking/Tower 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, Development 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 126.

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.
- 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, 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:.....

Disclaimer: 1. The Allotment of Car Parking Numbers may vary subject to ability of booking.

2. We have deleted the word “**Stamp Duty and Registration Charges**” from **Clause No. 10** of Allotment Letter because the Developer/Promoter will bear the Charges towards stamp duty and registration on the account of Purchaser/s and we have newly added the word of Development charges as every new purchaser/s have to bear and pay Development charges towards their respective purchased flat.

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.....

(Purchaser/s/s)

Date.....

Place:

Annexure-A

| Sr. NO. | Stages | Date of Completion |
|----------------|--|---------------------------|
| 1. | Excavation | |
| 2. | Basements (if any) | |
| 3. | Podiums (if any | |
| 4. | Plinth | |
| 5. | Stilt (if any) | |
| 6. | Internal walls, internal plaster, completion of floorings, doors and windows | |
| 7. | Sanitary electrical and water supply fittings within the said units | |
| 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 | |

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