

AETHON DEVELOPERS PRIVATE LIMITED

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 in the project known as “**Runwal Raaya Tower 2**”, having MahaRERA Registration No._____

Sir/Madam,

Allotment of the said Flat :

1. 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, bearing No. _____ admeasuring RERA Carpet area _____ sq.mtrs equivalent to _____ sq. ft. situated on _____ floor in the project known as “**Runwal Raaya Tower 2**”, having MahaRERA Registration No. _____, hereinafter referred to as “**the said Flat**”, being developed on plot of land admeasuring **4681.31 sq. meters** bearing Cadastral Survey No. 4/71 (part) and 144 (part), and forming a part of Larger Land bearing Cadastral Survey No. 4/71, 144 , 1/145 & 1/284 (as per sanctions, permissions and approved plans), situated, lying and being at Lower Parel Division, G/South Ward, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013, for a total consideration of Rs. _____/- (Rupees _____ Only) exclusive of GST, stamp duty and registration charges.

2. Allotment of covered parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said Flat, covered car parking space(s) 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), (this amount shall not be more than 10% of the cost of the said Flat) being _____ % of the total consideration value of the said Flat as booking amount / advance payment on dd/mm/yyyy, through mode of payment . The above payment received by us have been deposited in RERA Designated Collection Bank Account Bank, _____ Branch having IFS Code _____ situate at _____. In additional 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. _____ and _____ respectively.

OR

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 We confirm to have received from you an amount of Rs. (in figures) _____ (Rupees _____ Only) being _____ % of the total consideration value of the said Flat as booking amount /advance payment on dd/mm/yyyy, through mode of payment . The balance % of the booking amount/ advance payment shall be paid by you in the following manner.

(a) Rs. (In figures) _____ (Rupees _____ Only) on or before (dd/mm/yyyy).

(b) Rs. (In figures) _____ (Rupees _____ Only) on or before (dd/mm/yyyy).

(c) Rs. (In figures) _____ (Rupees _____ Only) on or before



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_____(dd/mm/yyyy).

(d) Rs. (In figures) _____ (Rupees _____ Only) on or before
_____(dd/mm/yyyy).

Note: The total amount accepted under this clause shall not be more than 10% of the cost of the said Flat.

- 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 us have been deposited in RERA Designated Collection Bank Account _____ Bank, _____ Branch having IFS Code _____ situate at _____. In additional 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. _____ and _____ 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 of 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 Flat is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Flat.

OR

5. Encumbrances:

We have created the following encumbrance(s)/ encumbrance(s) attached with caveats as enumerated hereunder on the said Flat.

- a)
- b)
- c)

6. Further payments:

Further payments towards the consideration of the said Flat 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 agreement for sale to be entered into between ourselves and yourselves.

7. Possession:

The said Flat 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 Flat 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 payment, 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:



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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.

It is however agreed that the amount to be refunded shall be subject to deduction of taxes, interest payable on delayed payment if any, stamp duty, registration charges, brokerage, administrative charges etc. as may be applicable.

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 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 the booking amount is collected in stage and if the allottee fails to pay the subsequent stages 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 of 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 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 not exceeding 2% of the cost of the said unit



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

14 Headings:

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

Signature : _____

Name : _____

(Director/Authorized Signatory)

Aethon Developers Private Limited

Email ID : _____

Date : _____

Place : Mumbai



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 : Mumbai



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 Flat | |
| 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, paying of area 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 | |

- *Above timelines are estimated and tentative, which may change due to approvals/permission as may be received and/or others factors from time to time. However, the Promoter will be endeavor to achieve and complete the construction of the project as per timelines given on RERA website.*

For Aethon Developers Private Limited

Director/ Authorized Signatory

