

## ALLOTMENT LETTER

No.

Date :

To,  
Mr./Mrs./Ms. \_\_\_\_\_  
R/o. \_\_\_\_\_  
(Address)  
Telephone/Mobile No. \_\_\_\_\_  
PAN: \_\_\_\_\_  
Adhar Card No. \_\_\_\_\_  
Email ID.: \_\_\_\_\_

Sub: Your request for the allotment of Flat No. \_\_\_\_\_ in our proposed project known as 'Mahavir Vista and Vista Point' situate at Village Majiwada, Taluka and District Thane, 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, we have the pleasure to inform that you have been allotted a Unit bearing No. \_\_\_\_\_ admeasuring RERA Carpet area \_\_\_\_\_ sq. mtrs equivalent to \_\_\_\_\_ sq. ft. situated on \_\_\_\_\_ floor in building known as \_\_\_\_\_ in the project known as "Mahavir Vista and Vista Point" having MahaRERA registration No. \_\_\_\_\_ hereinafter referred to as "the said Unit", being developed on portion of land admeasuring 7762.19 sq. m. out of land bearing Survey No.191 Hissa No.1 admeasuring 9350 sq. m., known as 'Devdayanagar Co-operative Housing Society Limited', situate, lying and being at Revenue Village situate at revenue village Majiwada, Taluka and District Thane, within the local limits of Thane Municipal Corporation for the total consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) exclusive of GST, stamp duty and registration charges.

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

Further we have the pleasure to inform you that you have been allotted along with the said unit covered car parking space(s) at \_\_\_\_\_ level basement/stilt/podium, if any, by way of Stack / Puzzle parking, bearing No. \_\_\_\_\_ 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 yourself/ves.

### **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 we confirm to have received from you an amount of Rs.\_\_\_\_\_-/- (Rupees \_\_\_\_\_) being \_\_\_% of the total consideration value of the said unit as booking amount /advance payment on \_\_\_\_\_ through \_\_\_\_\_. 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 \_\_\_\_\_.

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

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 against you.

### **4. Disclosure of information**

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

- i) The sanction 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 schedule of completion of the project including the provisions of the civic infrastructure like water, sensitization and electricity is as stated in Annexure –A attached herewith and
- iii) the website address of MahaRERA is <http://maharera.mahaonline.gov.in/#>
- iv) The Project 'Mahavir Vista and Vista Point' is registered with RERA authorities under No.

### **5. Encumbrances :**

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

**6. Further payment :**

Further payment towards the consideration of the said unit as well as 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 unit alongwith the covered car parking space(s) shall be handover to you on or before \_\_\_\_\_ subject to the payment of the consideration amount of the said unit as well as of the covered 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 yourself/ves.

**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:**

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.

<b>Sr. No.</b>	<b>If the letter requesting to cancel the booking is received</b>	<b>Amount to be deducted</b>
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 deduced 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 the 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 greement for sale and binding effect:**

The proforma of Agreement for Sale to be entered into between ourselves and yourself/ves 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 yourself/ves until compliance by you/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 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 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 the issuance of the allotment 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 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 yourself/ves. Cancellation of the 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 \_\_\_\_\_

For M/S. VINAYAK DEVELOPERS,

(Promoters/Authorised Signatory)

(Email ID)

Date :

Place:

CONFIRMATION & ACKNOWLEDGMENT

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 of Payment

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, water supply fittings within the said units	
9	Staircase, lift wells and lobbies at each floor level, overhead & underground water tanks	
10	External plumbing and external plastering, elevation, completion of terrace 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	

Promoter(s)/ Authorised Signatory