

ALLOTMENT LETTER

No.

Date:

To,

Mr/Mrs/Ms.....

R/o.....

(Address)

Telephone/Mobile number.....

Pan Card No:

Aadhar Card No:

Email id:

Sir/Madam,

Sub:- Your request for allotment of flat/ commercial premises/ plot in the project known as Arham Aryan, having MahaRERA Registration No _____.

1. Allotment of the Apartment :

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 Building of the project known as _____, having MahaRERA Registration No._____, hereinafter referred to as “**the Apartment**”, being developed on land all that piece or parcels of land or ground situate lying and being at Chembur, in the Registration Sub- District of Kurla, Mumbai Suburban District in Greater Mumbai and bearing CTS Nos. 1361, 1361/1 to 5, Plot No. 362/2, SS III, situate at 6th Road, Municipal M /W, Chembur, Mumbai 400 071, for a total consideration of Rs _____in

figures _____(Rupees _____in words _____only) exclusive of GST, Stamp Duty and Registration Charges.

2. Allotment of parking space(s):

Further we have the pleasure to inform that you have been allotted along with the Apartment, garage(s) bearing No(s)_____ admeasuring _____ sq.mtrs equivalent to _____sq.ft/ covered car parking space(s) at _____ level basement/ podium bearing No(s) _____ admeasuring _____ sq.mtrs. equivalent to _____ sq.ft/ stilt parking bearing No(s) _____admeasuring _____ sq.mtrs equivalent to _____ sq.ft/ mechanical car parking unit bearing No(s) _____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 yourselves.

OR

Further, we have the pleasure to inform you that you have been allotted an open car parking bearing No _____ without consideration.

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____ in figures _____(Rupees _____in words _____ only), (*this amount shall not be more than 10% of the cost of the Apartment*) being _____% of the total consideration value of the Apartment as booking amount / advance payment on dd/mm/yyyy, through _____mode of payment_____.

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.mahaonline.gov.in/#>

5. Encumbrances:

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

6. Further payments:

Further payments towards consideration of the Apartment as well as of the garage(s)/ covered car parking space(s) shall be made by you, in manner and at 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 Apartment along with the garage(s)/ covered car parking spaces (s) shall be handed over to you on or before _____ subject to the payment of the consideration amount of the Apartment as well as of the garage(s) /covered car parking space(s) in the manner and at times as well as per the terms and conditions as more specifically enumerated/ stated in the Agreement for Sale to be entered 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 before entering into an Agreement for Sale 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 Apartment; |
| 3. | Within 31 to 60 days from issuance of the allotment letter | 1.5% of the cost of the Apartment |
| 4. | After 61 days from issuance of the allotment letter | 2% of the cost the Apartment. |

*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 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.
- 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 Apartment 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 Apartment 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 AND 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 | 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 | |

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