

KOLTE PATIL NIVASTI DEVELOPERS & BUILDERS LLP

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ALLOTMENT LETTER

To,

Mr./Mrs./Ms.

R/o _____

(Address)

Telephone/Mobile Number _____

PAN card No.

Aadhar Card No. :

Email ID :

Sub: Your request for the allotment of residential apartment in the project known as “La Vita”,
having MahaRERA Registration No. _____

Sir/ Madam,

1. Allotment of the said apartment/unit:

We refer to your Application Form whereby you have expressed your intent that you are interested in purchasing residential apartment in the aforesaid Project.

In that regard, we are glad to inform you that you have been allotted a residential apartment/Unit bearing No. ___ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq.ft. situated on _____ floor in Wing _____ in the project known as “La Vita”, having MahaRERA Registration No. _____ hereinafter referred to as "the said apartment/unit", being developed on land bearing Plot Nos. 9 to 18 bearing corresponding Survey No. 83A (part) and Survey No. 17 (part), admeasuring in the aggregate 4109.64 sq. mtrs. or thereabouts situated at Sector – 2, Vashi, Navi Mumbai – 400 703 for a total consideration of

Rs. _____ /-(Rupees _____ Only) exclusive of GST, stamp duty and registration charges and applicable taxes.

2. **Allotment of parking space(s); (to strike out whatever is not applicable)**

COVERED CAR PARKING SPACE

- 1.1 Further we have the pleasure to inform you that you have been allotted along with the said apartment/unit, covered parking space located in the _____ *[insert Mechanized Car Parking Tower or Basement Car Parking]* admeasuring _____ sq. ft having _____ ft. length x _____ ft. breadth 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

GARAGE

Further I/ we have the pleasure to inform you that you have been allotted along with the said apartment/unit, garage 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.

OR

OPEN CAR PARKING SPACE

Further we have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ having _____ ft. length x _____ ft. breadth without consideration.

3. **Receipt of part consideration: (to strike out whatever is not applicable)**

We confirm to have received from you an amount of Rs. /- (Rupees _____ Only), being _____% of the total consideration value of the said apartment/unit as booking amount /advance payment on _____, through _____.

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 and amount of Rs. _____ /- (Rupees _____ Only), being _____ % of the total consideration value of the said apartment/unit as booking amount/advance _____, through cheque bearing no. _____. 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. 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.

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 - C attached herewith and
- iii) The website address of MahaRERA is
<https://maharera.mahaonline.gov.in/#>

5. Encumbrances:

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

6. Further payments:

Further payments towards the consideration of the said apartment/unit as well as of the covered car parking space/s (if applicable) 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 apartment/unit along with the covered car parking space/s , if applicable shall be handed over to you on or before 30/11/2028 subject to the payment of the consideration amount of the said apartment/unit as well as of the garage(s) /covered car parking space/s, if applicable 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 apartment/unit;
3.	within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said apartment/unit;
4.	after 61 days from issuance of the allotment letter.	2% of the cost of the said apartment/unit.

- 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 below.

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. In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 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. 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, 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 apartment/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 apartment/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.

**FOR KOLTE-PATIL NIVASTI DEVELOPERS &
BUILDERS LLP.**



(Authorized Signatory)

Date: _____

Place: _____



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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.

Date:.....

Place:.....

.....

Signature _____

Name _____

(Allottee/s)

Housiey.com

Annexure – A

Stage wise time schedule of completion of project (La Vita)

Sr.No.	Stages	Date of Completion
1	Excavation	4\Oct\2025
2	Basement	9\May\2026
3	Podiums (if any)	Not applicable
4	Plinth	9\May\2026
5	Stilt	30\Jun\2026
6	Slabs of super structure	20\Feb\2028
7	Internal walls, internal plaster, completion of floorings, doors and windows	5\Sep\2028
8	Sanitary electrical and water supply fittings within the said units	31\Oct\2028
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	19\Aug\2028
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	1\Oct\2028
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.	30\Nov\2028
12	Internal roads & footpaths, lighting	30\Nov\2028
13	Water supply	30\Nov\2028
14	Sewerage (chamber, lines, septic tank, STP)	30\Nov\2028
15	Storm water drains	30\Nov\2028
16	Treatment and disposal of sewage and sullage water	30\Nov\2028
17	Solid waste management & disposal	30\Nov\2028
18	Water conservation / rain water harvesting	30\Nov\2028
19	Electrical meter room, sub-station, receiving station	30\Nov\2028
20	Others - Fitness centre & Mechanized Car park Tower	30\Nov\2028

Promoter(s)/Authorized Signatory

