

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/commercial premises/plot in project known as Shreeji Laxmi, 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, I/we have the pleasure to inform that you have been allotted _____ BHK flat / villa/ bungalow/ commercial premises bearing No. _____ admeasuring RERA Carpet area _____ sq.mtrs. equivalent to _____sq.ft. along with One Car Parking situated on _____ floor in Building _____ / Tower _____ /Block _____ / Wing _____ in the project known as _____ , having MahaRERA Registration No. _____, hereinafter referred to as “the said unit”, being developed on land bearing Survey No (s), _____, Hissa No (s) _____ CTS No(s) _____ lying being at Village _____ Taluka _____, Dist. _____ admeasuring _____ sq.mtrs. for a total consideration of Rs. _____ (Rupees _____) exclusive of GST, stamp duty and registration charges.

2. Allotment of car parking

Further no covered parking has been allotted /assigned to you.
The said flat sold to you is without any parking space.

3. Receipt of Part Consideration

A. You have requested us to consider payment of 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 _____only) being _____% of the total consideration value of the said unit along with One car parking space as booking amount/advance payment on _____date through Cheque/NEFT/Bank Transfer/IMPS 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) Rs. _____/- (Rupees _____only) on or before _____.
- c) Rs. _____/- (Rupees _____only) on or before _____.
- d) 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 in the clause 3A (a to d) further action as stated in Clause 12 hereunder written shall be taken by us as against you.

I/we confirm to have received from you an amount of Rs. _____ (Rupees _____) , of the cost of the said unit along with One car parking) (being _____%) of the total consideration value of the said unit along with One car parking as booking amount/advance payment on _____, through _____(mode of payment).

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 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 Maha RERA is **https://maharera.mahaonline.gov.in/#**

5. Encumbrances

I/We hereby confirm that the said unit and One car parking is free from all encumbrances and I/we hereby further confirm that no encumbrances shall be created on the said unit and One Car parking.

6. Further payments

Further payments towards the consideration of the said unit as well as of the said unit as well as of the covered/Pit/_____ 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 along with the covered/Pit/_____ 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 as well as of the covered/Pit/ ___ 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 to 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 amount will be deducted as per Table below 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 the issuance of the allotment letter	2% of the cost of the said 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**

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 and on and after the payment of 30% of the consideration is paid by you or within such period as may be communicated to you this is to further inform you that if you fail to make subsequent installment I/We shall serve upon you a notice calling upon you to pay the subsequent installments within 15 (Fifteen) days and in the event due installment is not paid in Notice period. I/We shall be entitle to cancel this allotment letter. On cancellation of the allotment letter I/We shall be entitle to forfeit the amount paid by you or such amount as mentioned in table enumerated in clause 9 whichever is less.

- (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 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 flat and thereafter, shall be covered by the terms and conditions of the said registered document.

14. Headings

Heading are inserted for convenience only and shall not affect the construction of the various clauses of this allotment letter.

Signature

Name

(Promoter (s) /Authorised Signatory)

(Email Id.)

Date:

Place :

CONFIRMATION & ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter and the Annexure. I/We hereby agree and the terms and conditions as stipulated in this allotment letter.

Signature _____

Name _____

(Allottee/s)

Date:

Place:

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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 structures	
7.	Internal walls, internal plaster, completion of flooring, doors and windows	
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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