



ALLOTMENT LETTER

SHREEJI REALTECH™

Ref. No.

Date: 4TH July, 2025

To,

Mr./Mrs./Ms.....

R/ o.....

.....

.....

Mobile Number.....

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of Flat premises in the project known as "SHREEJI SHRADDHA" having MahaRERA Registration No. P_____.

Sir/ Madam,

1. **Allotment of the said Flat:**

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 self-contained premises bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. on _____ Floor in Building No. 84 in the project known as "SHREEJI SHRADDHA" having MahaRERA Registration No.P_____ hereinafter referred to as "the said Flat", being developed on land bearing C.T.S. No. 185 (Pt.), 185/43 to 185/52 forming part of Survey No. 236 (A) lying and being at Pant Nagar, Ghatkopar (East), Mumbai - 400 075, Village Ghatkopar, Taluka Kurla, Dist. Mumbai Suburban plot under reference is admeasuring 810.24 Square Meters issued by MHADA for a total consideration of Rs. _____/- (Rupees _____ Only) exclusive of GST, Stamp Duty, Registration Charges and Other Charges.



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

Further we have the pleasure to inform you that you have been allotted the said Flat, covered car parking space(s) at _____ level basement / podium / stilt / mechanical car parking unit bearing No(s) _____ 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:**

3.1. We confirm that we have received from you an amount of Rs. _____/- (Rupees _____ Only), being 10% of the total consideration value of the said Flat as booking amount/advance payment on _____ through Cheque/NEFT/RTGS _____ from Bank _____ dated ___/___/_____. The above payment received by us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFSC Code _____ situated at _____. In addition 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 and payment schedule as following manners:-

Particulars	% of Total Price	Amount (Rs.) For Total Consideration	Amount (Rs.) For GST (5%)	Amount (Rs) Inclusive of GST
On Booking	10%			
On Execution of Agreement	20%			
On Commencement of Plinth	15%			
On Commencement of 1st Slab	2%			
On Commencement of 2nd Slab	2%			



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On Commencement of 3rd Slab	2%			
On Commencement of 4th Slab	2%			
On Commencement of 5th Slab	2%			
On Commencement of 6th Slab	2%			
On Commencement of 7th Slab	2%			
On Commencement of 8th Slab	2%			
On Commencement of 9th Slab	2%			
On Commencement of 10 th slab	2%			
On Commencement of 11 th slab	2%			
On Commencement of 12 th slab	2%			
On Commencement of 13 th Slab	2%			
On Commencement of 14 th Slab	1%			
On Commencement of 15 th Slab	1%			
On Commencement of 16 th Slab	1%			
On Commencement of 17 th Slab	1%			
On Commencement of Brick work	5%			
On Commencement Internal and External Plaster Work	5%			
On Commencement Plumbing and Flooring Work	5%			
On Commencement of the Electrical Work	5%			
On or before Possession	5%			
Total	100 %			

3.2. 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.

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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>.

iv) You have heretofore independently examined all aspects of our entitlement to the Property and the scheme of development thereof and terms of allotment on Ownership Basis and in which behalf the documents/ plans/ sanctions/ terms are perused and approved by you

5. **Encumbrances:**

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

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 car parking spaces(s) (if allotted) shall be handed over to you on or before ___ day of _____, 202__ subject to the payment of the consideration amount of the said Flat as well as of the covered car parking space(s) (if allotted) 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.



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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 16-30 days from issuance of the Allotment Letter	1% of the consideration for the said Flat
3.	Within 31-60 days from issuance of the Allotment Letter	1.5% of the consideration for the said Flat
4.	After 61 days from issuance of the Allotment Letter	2% of the consideration for the said Flat

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.



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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, 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, 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 Flat 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 and shall not affect the construction of the various Clauses of this allotment letter.



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M/S. SHREEJI REALTECH
For SHREEJI REALTECH

(Authorized Signatory) **PARTNERS**

(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 herein.

Name:

(Allottee)

Date: 4th July 2025

Place: Mumbai

ANNEXURE "A"

Stage-wise Schedule of Completion of the Project


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Sr. No.	Stage	Date of Completion
1.	Excavation	31/08/2025
2.	Basements (If any)	31/08/2025
3.	Plinth	31/12/2025
4.	17 (Seventeen) Slabs of the super-structure	31/12/2026
5.	Internal Walls, internal plaster, completion of doors and windows	31/12/2027
6.	Staircase, lift wells and lobbies on each floor level, overhead and underground water tanks	31/12/2027
7.	External plumbing and external plaster, elevation, completion of terraces with waterproofing	31/12/2027
8.	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 the building/wing, compound wall and all other requirements as may be required to complete the project as per specifications in the agreement for sale, any other activities.	31/12/2027
9	Sewerage (Chamber, lines, septic tank, STP)	31/12/2027
10	Storm water drains	31/12/2027
11	Treatment and disposal of sewage and sullage water	31/12/2027
12	Solid waste management & disposal	31/12/2028
13	Water conservation/rainwater harvesting	31/12/2028
14	Electrical meter room	31/12/2028
15	Water Supply	31/12/2028
16	Others	31/12/2028

M/S. SHREEJI REALTECH

 (Authorized Signatory)