

ALLOTMENT LETTER

Date:

To,

Mr/Mrs/Ms _____

Address:

Mobile No:

PAN:

AADHAAR:

Email ID:

Sub:- Your request for allotment of Flat/Shop in the project known as "Belmac Infinity" having MahaRERA Registration No. _____ (to be obtained)

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 ___ BHK flat / shop bearing no. _____ admeasuring RERA carpet area _____ square feet equivalent to _____ square meters situated on _____ floor in the project known as 'Belmac Infinity' having MahaRERA Registration No. _____ (to be obtained) hereinafter referred to as "the said flat/shop", being developed on Plot No. 283, TPS 2, Taluka Panvel, District Raigad, Maharashtra, for a total agreement value of Rs. _____ /- (Rupees _____ only) exclusive of GST, Stamp duty and registration charges.

2. Allotment of Covered Parking Space (s):-

Further we have the pleasure to inform you that you have been allotted along with said unit, covered car parking space at ground level being

stilt/mechanical parking bearing no. ____ admeasuring _____ square feet having _____ feet length X _____ ft breadth X _____ feet 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:-

We confirm to have received from you an amount of Rs. _____ /- (Rupees _____ only) being _____ % of the total agreement value of the said flat/shop towards earnest money deposit on _____ (dd/mm/yyyy), through _____ (mode of payment). The above payment received by us have been deposited in RERA Designated Collection Bank Account namely Supreme Holdings And Hospitality India Ltd Collection A/c for Belmac Infinity (Collection Account), Account No. 7289726522, Kotak Mahindra Bank Ltd, Mascarenhas Road Branch, having IFS Code KKBK0001428 situated at 1 & 2, Saifee Park, Mascarenhas Road, Mazgaon, Mumbai – 400 010. In addition to the bank account, we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 7289726521 and 7289726523 respectively.

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.
- iii. The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

5. Encumbrances:-

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

6. Further payments:-

Further payments towards the total agreement value of the said flat/shop as well as 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/shop along with covered car parking spaces (s) shall be handed over to you on or before 15th March 2028 subject to the payment of the total agreement value of the said flat/shop as well as of the garages(s) /Covered 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 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.

Sr. No.	If the letter requesting to cancel the booking is received	Amount to be deducted
1.	Within 15 days from the issuance of the allotment letter	Nil
2.	Within 16 to 30 days from the issuance of the allotment letter	1% of the total agreement value of the said flat/shop
3.	Within 31 to 60 days from the issuance of the allotment letter	1.5% of the total agreement value of the said flat/shop
4.	After 61 days from the issuance of the allotment letter	2% of the total agreement value of the said flat/shop

- 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 binding obligation on the part of ourselves and yourselves until completion by our slab of the mandate 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 month from the date of issuance of this letter.

In the event you fail to make the further payments as per the payment schedule, we shall serve upon you 15 (fifteen) days' notice to make the further payment. Upon your failure to make further payments with the above stipulated period of time, we shall be entitled to cancel this allotment. In the event of such cancellation of the allotment we shall be entitled 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 month from the date of issuance of this letter, 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 with, 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 yourselves. Cancellation of allotment of the said flat/shop thereafter, shall be covered by the terms and conditions of the said registered documents.

14. Headings:-

The headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

For Supreme Holdings & Hospitality (India) Limited

Authorised Signatory

Name:

Email ID:

Date:
Place:

CONFIRMATION & ACKNOWLEDGEMENT

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

Name:
(Purchaser)

Date:
Place:

Housiey.com

Annexure A

Stage wise time schedule of completion of the project

Sr. No.	Tasks / Activity	Date of Completion
1.	Excavation	31-08-2024
2.	Plinth	02-01-2026
3.	Stilt (if any)	NA
4.	Slabs of Super Structure	12-02-2027
5.	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	22-05-2027
6.	Sanitary Fittings within the Flat /Premises, Electrical Fittings within the Flat/Premises	15-03-2028
7.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	24-09-2027
8.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	16-02-2028
9.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, Plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and other requirements as may be required to Obtain Occupation/Completion Certificate	17-01-2028
10.	Internal Road and footpaths, lighting.	16-02-2028
11.	Water Supply	16-02-2028
12.	Sewerage (chamber, lines, septic tanks, STP	16-02-2028
13.	Storm water drains.	16-02-2028
14.	Landscape & Tree Planting	16-02-2028
15.	Street Lighting	16-02-2028
16.	Treatment and disposal of sewage and sullage water	16-02-2028
17.	Solid waste management & disposal.	16-02-2028
18.	Water Conservation/ rain water harvesting	16-02-2028
19.	Fire Protection and Fire Safety Requirements	16-02-2028

20.	Electrical meter room, sub-station receiving station	16-02-2028
21.	Open Parking	16-02-2028

Housiey.com