

**ALLOTMENT LETTER**

No.

Date: \_\_\_\_\_

To,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Re: Your request for allotment of Flat (for short “the premises”) in the Project known as “**SILICON AVENUE**”, 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, we have the pleasure to inform that you have been allotted a Flat No.\_\_\_\_\_ admeasuring RERA Carpet area \_\_\_\_\_ Sq. Mtrs. equivalent to \_\_\_\_\_ Sq. Feet and \_\_\_\_\_ Sq. Mtrs. Equivalent to \_\_\_\_\_ Sq. Feet approved Balcony area situated on \_\_\_\_ Floor in Wing “\_\_\_\_” in the Project known as “**SILICON AVENUE**”, having MahaRERA Registration No.\_\_\_\_\_, hereinafter referred to as “the said Premises”. being developed on land bearing Plot No. 93-1 & 2, C.T.S. No(s). 1082 lying and being at Mulund Village, Mithaghar Road, Mulund (East), Mumbai Suburban District admeasuring 2283.50 Sq. Mtrs. for a total consideration of Rs.\_\_\_\_\_/-(Rupees \_\_\_\_\_ Only) exclusive of Stamp Duty, Registration Charges, GST, Advance Maintenance Charges and other charges, deposits etc.

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

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s)/car parking space bearing No(s) \_\_\_\_\_ at \_\_\_\_\_ Level in Stilt and/or \_\_\_\_\_ podium, 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

2. **Allotment of open car parking:**

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, an open car parking space bearing No. \_\_\_\_\_ having \_\_\_\_\_ ft. length x \_\_\_\_\_ ft. breadth without consideration.

3. **Receipt of part consideration:**

We confirm to have received from you an amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) (this amount shall not be more than 10% of the cost of the said unit) being \_\_\_\_% of the total consideration value of the said premises as booking amount/advance payment.

4. **Disclosure 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 said Flat Premises is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Flat/shop premises.

6. **Further payments:**

Further payments towards the consideration of the said Flat/Shop premises 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 yourself/yourselves.

7. **Possession:**

The said Flat Premises along with the covered car parking spaces shall be handed over to you on or before 31/12/2027 subject to the payment of the full consideration amount and other charges etc of the said Flat premises as well as of the covered car parking space 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 yourself/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 costs of the said premises;
3.	within 31 to 60 days from issuance of the allotment letter;	1.5% of the costs of the said premises;
4.	After 61 days from issuance of the allotment letter;	2% of the costs of the said premises;

The amount deducted shall not exceed the amount as mentioned in the table above. GST, Stamp Duty and Registration Charges amount if so paid shall not be claimed by you.

- 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 Costs of Lending Rate plus two percent.

**10. Other payment:**

You shall make the payment of GST, stamp duty and registration charges, as applicable and advance/ad-hoc maintenance charges for the period of 12 months or 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 yourself/yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sake 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 of 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 costs of the said Flat/commercial premises/ shop/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 constructed to limit your rights and interest upon execution and registration of the agreement for sale between ourselves and yourself/yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered documents.

**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)

Date :

Place :

**CONFIRMATION & ACKNOWLEDGMENT**

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

\_\_\_\_\_

(Allotee/s)

Date : \_\_\_\_\_

Place : \_\_\_\_\_

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**Annexure – A**

Stage wise time schedule of completion of the project subject to force measure event and beyond our control.

Sr. No.	Stage	Date of Completion
1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt (if any)	
6.	17 Slabs of super structure	
7.	Internal walls, internal plaster, completion of floorings, doors and windows	
8.	Sanitary electrical and water supply fitting 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 firings, 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 and 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	

Promoter(s)/  
Authorized Signatory