

DRAFT OF ALLOTMENT LETTER

Date: _____, 2025

To,

(Name of the Allottee/s)

Sub: Your request for Allotment of Residential/Commercial Apartment No. ____ (“**the said Apartment**”) on the ____ floor in the ____ wing of Tower ____ (“**said Building**”) together with provisional right to exclusive use of Car Parking Space(s) (“**the said Car Parking Space(s)**”) of covered Car parking facility out of which 1) ____ Nos. parking shall be of tandem (back to back), each admeasuring ____ sq. meter approx. having ____ ft. length X ____ ft breadth X ____ ft vertical clearance AND / OR 2) ____ nos. of parking shall be of Stack Parking, each admeasuring ____ sq. meter approx. having ____ ft. length X ____ ft breadth X ____ ft vertical clearance and shall be situated either at Basement and/or Lower Ground and/or Mid Ground and/or Upper Ground in the said building in the project known as “**NAHAR’S CHANDI VALLEY PHASE-I**” being constructed on Sector R-1B of land bearing CTS No. 30/A/1/11/C, 31, 31/1, 32, 33, 36/A/G is admeasuring 14712.25 square meters situate lying and being at Village Chandivali, Taluka Kurla, in the registration District and Sub-District of Mumbai Suburban having MahaRERA Registration No. _____.

Dear Sir/Madam,

1. Allotment of the said Apartment:

This has reference to your request referred-to in the above subject. In that regard, we have the pleasure to inform that you have been allotted Residential/Commercial Apartment bearing No. _____ admeasuring RERA Carpet area ____ sq. mtrs. equivalent to ____ sq. ft. situated on ____ floor (hereinafter referred to as “**the said Apartment**”) in the ____ wing of Tower ____ of project known as “**NAHAR’S CHANDI VALLEY PHASE-I**” having MahaRERA Registration No. _____, being constructed on Sector R-1B of land bearing CTS No. 30/A/1/11/C, 31, 31/1, 32, 33, 36/A/G, admeasuring 14712.25 sq.mts situate lying and being at Village Chandivali, Taluka Kurla, in the registration District and Sub-District of Mumbai Suburban for a total consideration of Rs. _____ (Rupees _____ only) exclusive of GST, Stamp Duty and Registration Charges.

2. Allotment of garage / covered parking space:

- i. Further I/ we have the pleasure to inform you that you have been allotted ___ covered Car parking facility out of which 1) ___ Nos. of parking shall be of tandem (back to back), each admeasuring ___sq. meter approx. having ___ft. length X ___ft breadth X ___ft vertical clearance AND / OR 2) ___nos. of parking shall be of Stack Parking each admeasuring ___sq. meter approx. having ___ft. length X ___ft breadth X ___ft vertical clearance and shall be situated either at Basement and/or Lower Ground and/or Mid Ground and/or Upper Ground in the said building for consideration of Rs_____.

3. Receipt of part consideration:

I/We confirm to have received from you an amount of Rs. _____ (Rupees _____ only), (this amount shall not be more that 10% of the cost of the said Apartment) being _____ % of the total consideration value of the said Apartment as booking amount/advance payment on _____, through _____ (*mode of payment*) _____. The above payment received by us has 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.

OR

3. 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 an amount of Rs. _____ (Rupees _____ only) being _____ % of the total consideration value of the said Apartment as booking amount/advance payment on _____, through _____ (*mode of payment*) _____. The balance _____ % of the booking amount/advance payment shall be paid by you in the following manner.
- a) Rs. _____ (Rupees _____ only) on or before _____ dd/mm/yyyy _____.
b) Rs. _____ (Rupees _____ only) on or before _____ dd/mm/yyyy _____.
c) Rs. _____ (Rupees _____ only) on or before _____ dd/mm/yyyy _____.

d) Rs. _____ (Rupees _____ only) on or before _____ dd/mm/yyyy _____.

Note: The total amount accepted under this clause shall not be more than 10% of the cost of the said Apartment.

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.

C. The above payments received by us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS 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.

Note: For projects where promoters have Area Share, the three bank accounts of the project of all promoters shall be listed. For projects where promoters have Revenue Share the three bank accounts of all promoters as well as the RERA Designated Master Bank Account of the Project shall be listed.

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 have 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://mahareg.mahaonline.gov.in/#>

5. Encumbrances:

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

6. Further payments:

Further payments towards the consideration of the said Apartment as well as of the _____ / _____ 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 Apartment along with the _____ / _____ Car Parking Space(s) shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said Apartment 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 (2) 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 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 issuance of the allotment letter.	2% of the cost of the said Unit.

** 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.

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.

**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 (fifteen) 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. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred Table. Except for the above all the terms and conditions as enumerated in the allotment letter shall be applicable even for cases where booking amount is collected in stages.*

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 Apartment 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 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.

Signature: _____

Name: _____

(Promoter(s)/Authorized Signatory)

for Promoter: Nahar Builders Limited

Email ID: doc_srmgr@nahargroup.co.in

(Email Id)

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: _____

(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 structure	
7.	Internal walls, internal plaster, completion of floorings, doors and windows	
8.	Sanitary electrical and water supply fittings within the said Apartment	
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 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

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