

To,

Mr/Mrs. _____

R/o- _____

(address)

Telephone / mobile number - _____

Pan card - _____

Adhar card no - _____

Email ID- _____

SUB – YOUR REQUEST FOR ALLOTMENT OF FLAT / COMMERCIAL PREMISES /PLOT IN THE PROJECT KNOWN AS **SAFAL PARK** HAVING MAHARERA REGISTRATION NO. _____ SITUATED AT **CTS NO. 494 PT, 495 PT & 497 PT OF VILLAGE WADHAVLI , RC MARG, CHEMBUR, MUMBAI 400074**

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/ commercial premises bearing No. _____

Admeasuring Rera Carpet _____ sq. meter . equivalent to _____ sq.ft . 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 hand bearing **494 PT, 495 PT & 497 PT OF VILLAGE WADHAVLI , RC MARG, CHEMBUR, MUMBAI 400074,** admeasuring _____ sq. mtrs. for a total consideration of Rs. _____ (Rupees _____ only) OR exclusive of GST, stamp duty and registration charges.

2. Allotment of parking space(s):

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No (s) _____ admeasuring _____ sq .mtrs equivalent to _____ sq ft . /covered car parking space (s) at _____ level basement /podium bearing No(s) _____ admeasuring _____ sq .mtrs . equivalent to _____ sq .ft still parking bearing No(s) _____ admeasuring _____ sq mtrs equivalent to _____ sq ft ./ mechanical car parking unit bearings No(s) _____

Admeasuring _____ sq mtrs equivalent to _____ sq. ft. on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. RECEIPT FOR PART CONSIDERATION :

I / WE CONFIRM TO HAVE RECEIVED FROM YOUR AMOUNT OF RS. _____ (IN FIGURE)

(RUPEES _____ (IN WORDS) 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 UNIT AS BOOKING AMOUNT / ADVANCE PAYMENT ON DD/MM/YYYY THROUGH

_____ mode of payment. **You have to pay the balance amount as per Schedule of payment mentioned below:**

SR. NO.	PARTICULAR	As Per Rera (%)
1	BOOKING (E.M.D)	10
2	AFTER EXECUTION OF AGREEMENT	15
3	COMPLETION OF 1ST BASEMENT	5
4	COMPLETION OF 2ND BASEMENT	5
5	COMPLETION OF 3RD BASEMENT	5
6	COMPLETION OF 4TH BASEMENT (PLINTH)	5
7	COMPLETION OF 1ST SLAB (PODIUM)	1
8	COMPLETION OF 2ND SLAB (PODIUM)	1
9	COMPLETION OF 3RD SLAB (PODIUM)	1
10	COMPLETION OF 4TH SLAB	1
11	COMPLETION OF 5TH SLAB	1
12	COMPLETION OF 6TH SLAB	1
13	COMPLETION OF 7TH SLAB	1
14	COMPLETION OF 8TH SLAB	1
15	COMPLETION OF 9TH SLAB	1
16	COMPLETION OF 10TH SLAB	1
17	COMPLETION OF 11TH SLAB	1
18	COMPLETION OF 12TH SLAB	1
19	COMPLETION OF 13TH SLAB	1
20	COMPLETION OF 14TH SLAB	1
21	COMPLETION OF 15TH SLAB	1
22	COMPLETION OF 16TH SLAB	1
23	COMPLETION OF 17TH SLAB	1
24	COMPLETION OF 18TH SLAB	1

25	COMPLETION OF 19TH SLAB	1
26	COMPLETION OF 20TH SLAB	1
27	COMPLETION OF 21ST SLAB	1
28	COMPLETION OF 22ND SLAB	1
29	COMPLETION OF 23RD SLAB	1
30	COMPLETION OF 24TH SLAB	1
31	COMPLETION OF 25TH SLAB	1
32	COMPLETION OF 26TH SLAB	1
33	COMPLETION OF 27TH SLAB	1
34	COMPLETION OF 28TH SLAB	1
35	COMPLETION OF TERRACE SLAB	1
36	COMPLETION OF BRICK & PLASTER WORK FOR THE SAID FLAT	5
37	COMPLETION OF EXTERNAL PLUMBING & EXTERNAL PLASTER, TERRACE WATERPROOFING FOR THE SAID FLAT	5
38	COMPLETION OF WATER PUMPS & ELECTRICAL FITTINGS FOR THE SAID FLAT	4
39	COMPLETION OF LIFTS ON THE SAID FLOOR	4
40	COMPLETION OF SANITARY FITTINGS FOR THE SAID FLAT	4
41	AT THE TIME OF POSSESSION AFTER OBTAINING O.C	4
		100

4. DISCLOSURE OF INFORMATION

I/We Made Available to You The Following Information Namely,

- i. The Sanctioned Plan, Layout Plans, Along with Specification, Approved By The Competent Authority Are Displayed At The Project And Has Been Uploaded On Maharera Website.
- ii. The Stage Wise Time Schedule Of Completion Of The Project Including Provision For Civic Infrastructure Like Water, Sanitation, And Electricity Is As Stated In Annexure -A Attached Herewith And
- iii. The Website of Maharera Is
[Https:Mahaonline.Gov.In/#](https://mahaonline.gov.in/#)

5. ENCUMBRANCES:

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

6.FURTHER PAYMENT

FURTHER PAYMENT TOWARDS THE CONSIDERATION OF THE SAID UNIT AS WELL AS GARAGE (S) COVERED CAR PARKING SPACES (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 garage(s)/covered car Parking spaces (s) shall be handed over to you on or before 30TH September 2028 subject to the payment of the consideration amount of the said unit as well as of the garage(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 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 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 binds 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 126.

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 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 unit thereafter shall be covered by the terms and conditions of the said registered document.

14. HEADING.

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)

(EMAIL ID)

DATE –

PLACE -

CONFIRMATION & ACKNOWLEDGEMENT

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

Signature _____

Name _____

(Allottee/s)

Date : _____

Place : _____

ANNEXURE A

STAGE WISE TIME SCHEDULE OF COMPLETION OF WORK

SR. NO	STAGE	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 flooring , doors and windows	
8	Sanitary electrical and water supply fitting with in said unit	
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	
10	External plumbing and external Plaster, elevation, completion of terrace with waterproofing.	
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fitting, 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	

Promoter(s)/Authorized
signator