

ALLOTMENT LETTER

To,
Mr/Mrs/Miss _____
R/O _____
Mob No _____
Pan No: _____
Adhar No: _____
Email : _____

Sub: Your request for Allotment of Flat in the project in the name of "**MADHUR MILAN HERITAGE**", in 'Redevelopment of SBI Madhur Milan' Having MahaRera registration No _____

Sir/Madam,

This has reference to your request referred at the above subject in that regard we have pleasure to inform that you have been allotted a _____ **BHK Flat bearing No.** _____, admeasuring _____ **Square meter** Area equivalent to _____ **Square Feet** , Situated on the _____ **Floor**, , in the building "**MADHUR MILAN HERITAGE**", wing _____, in the Project 'Redevelopment of SBI Madhur Milan' having MahaRERA registration No _____ herein referred to as " The said Unit" being developed on the land, CTS No. 124(pt.), 125/1(pt.), 130(pt.), 131(pt.) and 149(pt.) of Village Ghatkopar, Taluka Ghatkopar, Sanghani Estate, L.B.S Marg, Ghatkopar (W), Mumbai- 400 086 admeasuring _____ **Square meter** Area for a total consideration of Rs _____ (Rupees _____ only) Exclusive GST, Stamp duty and Registration Charges. Offer to purchase Apartment/**Flat No.** _____ on the _____ **Floor**, admeasuring _____ **Square feet Usable Carpet Area**, in the building known as "**MADHUR MILAN HERITAGE**" situated at Village Ghatkopar, Bombay suburban District and in the Registration Sub-District of Bombay, District Bombay Suburban - 400086.

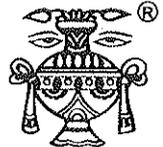
1. Cover Parking Space:

Further we have been pleasure to inform you that along with the said Unit you have been allotted a Covered Parking space at _____ basement level/ podium admeasuring _____ **Square meter** Area equivalent to _____ **Square Feet**.

2. Allotment Of Open car Parking:

We have been pleasure to inform you that you have been allotted Open Car Parking space bearing No _____ without Consideration.

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3. Receipt of part Consideration

A. You have request us to considered payment of the booking amount/advance payment in stages which request is accepted by us and accordingly we confirm to have received from you and the Amount of Rs. _____ (Rupees _____only)being ___% of Consideration value of the said Unit as Booking amount/advance payment on dated _____ though _____the balance payment of advance/booking amount shall be paid by you in the following manner

- **Rs.** _____/- (Rupees _____ Only) i.e. ___% of the aforesaid total consideration, on execution hereof.
- **Rs.** _____/- (Rupees _____ Only) i.e. ___% of the aforesaid total consideration, on Initiation of the Plinth of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e. ___% of the aforesaid total consideration, on Initiation of ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e. ___% of the aforesaid total consideration, on or before completion of ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e. ___% of the aforesaid total consideration, on Initiation of the ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e. ___% of the aforesaid total consideration, on Initiation of the ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e. ___% of the aforesaid total consideration, on Initiation of the ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e. ___% of the aforesaid total consideration, on Initiation of the ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e. ___% of the aforesaid total consideration, on Initiation of the ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e. ___% of the aforesaid total consideration, on Initiation of the ___ Slab of the proposed new Building.



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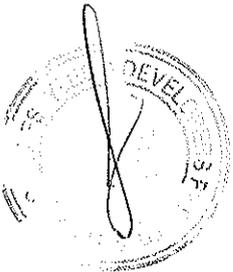
- **Rs.** _____/- (Rupees _____ Only) i.e ___% of the aforesaid total consideration, on Initiation of the ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e ___% of the aforesaid total consideration, on Initiation of the ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e ___% of the aforesaid total consideration, on Initiation of the ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e ___% of the aforesaid total consideration, on Initiation of the ___ Slab of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e ___% of the aforesaid total consideration, on or before Initiation of Brick work of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e ___% of the aforesaid total consideration, on or before Initiation of Plasters of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e ___% of the aforesaid total consideration, on or before Initiation of Flooring /Tiling of the proposed new Building.
- **Rs.** _____/- (Rupees _____ Only) i.e ___% of the aforesaid total consideration, on or before completion of the said Flat of the proposed new Building.

B. If you fail to make the balance _____% of the booking amount/ advance payment within _____ period of time, Further action will be taken by us against you as mentioned in Clause No 12.

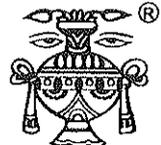
4. Disclosure of information:

We have made available to you the following information namely:-

- i. The sanctioned plans layout plans along with specifications, approved by competent authority are displayed at the project side site and has also been 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 here with and
- iii. The website address of MahaRERA is
<https://maharera.mahaonline.gov.in/#>



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5. Encumbrance

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

6. Further Payments:

Further payment towards the consideration of the said unit as well as covered car parking space shall be made by Allottee, in the manner and at the times as well as on the terms and condition as more specifically stated in the agreement for sale to be entered into between Developer/promoter and Allottee.

7. Possessions

The said unit along with car parking spaces(s) shall be hand over to you on or before ____ Subject to the payment of the consideration amount of these unit as well as of the covered parking space in the manner and at the times as well as per the terms and conditions as more specifically stated in the agreement for sale to be entered into Developer/promoter and Allottee.

8. Interest Payment

In case delay in making any payment, Allottee shall be liable to pay interest at the rate which shall be the State Bank of India highest marginal cost of lending plus two percent.

9. Cancellation of Allotment

- In case Allottee desire to cancel the booking an amount mentioned in table hereunder written would be deducted and balance due amount will be refunded to Allottee without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sr No	If letter to cancel the booking is received	Amount to be deducted
1.	within 15 days from issuance of allotment letter	NIL
2.	Within 16 to 30 days from issuance of 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

In the event amount due and payable referred in clause 9 above is not refunded 45 days from the date of receipt of your letter requesting

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cancel the said booking amount you are entitle to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest marginal cost of lending plus two percent.

10. Other Payments

Allottee shall make the payment of the GST, Stamp Duty and registration charges, as applicable and such other payments more specifically mentioned in the agreement for Sale, the proforma where off is enclosed herewith in terms of clause no 11.

11. Proforma of the Agreement For Sale and Binding effects

The Performa of the Agreement for Sale to be entered between Developer/promoter and Allottee. Is enclosed herewith your ready reference. Forwarding the Proforma for the sale agreement does not create a binding obligation on the part of Developer/promoter and Allottee. Until Allottee compliance mandate as stated in Clause no 12.

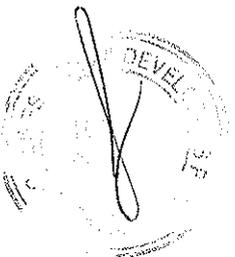
12. Execution and registration of the agreement for Sale

Allottee shall execute the Agreement for Sale and appear for the registration of the same before the concern Sub- registrar within a period of 2 months from the date of issuance of this Allotment letter within the period of two Months as communicated to Allottee by the Developers.

In the event the booking amount is collected in the stage and if

- i. The Allottee fail to pay the subsequent Stage installment, the promoter/ Developer shall serve notice to Allottee to pay the subsequent stage amount within 15 days, which if not complied Developer/Promoter is entitle to cancel this allotment letter. On cancellation of the allotment letter, the promoter is entitled to forfeit the amount or such amount mentioned in the table mentioned in clause no 9.
- ii. If the Allottee fails to execute the agreement for sale and appear for registration of the same in front of concern sub-registrar from the stipulated period of 2 month from the date of this allotment letter or within in such period as may be communicated to Allottee, the developer 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 days, which if not complied the Developers shall be entitled to cancel this allotment letter and further the Developers shall be entitle to forfeit an amount not exceeding 2% of the coast of the said unit and the balance amount if any due to payable shall be refunded without interest within 45 days from the date of expiry of the notice period.

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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, The Allottee Shall be entitle to receive the balance amount with the interest calculated at the rate which shall be the state Bank of India highest Marginal Cost of Lending Plus two percent.

13. Validity of Allotment Letter

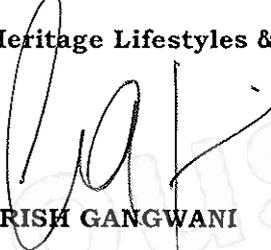
This Allotment letter not be construed to limit your rights and interest upon the execution and registration of the agreement for sale between Allottee and Promoter/Developer. Cancellation of Allotment of the said unit thereafter, Shall be covered by the terms and Condition of the Registered Documents

14. Headings

Heading are inserted for Convenience only and Shall not affect the Construction of the various Clause of this Allotment Letter

Yours Truly,

For Heritage Lifestyles & Developers Pvt. Ltd.


GIRISH GANGWANI
(Managing Director)

Place: Mumbai

Dated: ___/___/2023

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 Condition as Stipulated in this Allotment Letter

Allottee

Date :

Place :

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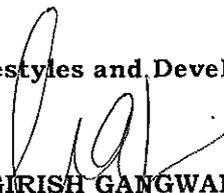


Annexure A

Stage Wise Time Schedule of Completion of the project

Sr No	Stages	Date of Completion
1.	Excavation	
2.	Basement (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 Fittings within the said units	
9.	Staircase, Lifts wells and lobbies at each floor level overhead and underground water tanks	
10.	External Plumbing and Internal Plaster, elevation, completion of terraces with Waterproofing	
11.	Installation of lift, water pump, Firefighting Fittings and equipment, electrical fittings, mechanical equipments, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/ wings, compound wall and all other requirements as may be required to complete project as per specification in agreement of Sale, all other activities	
12.	Internal roads & footpaths, lighting	
13.	Water supply	
14.	Sewerage(chamber, lines, septic tanks, STP)	
15.	Strom 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	

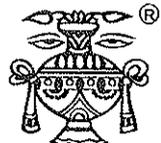
Heritage Lifestyles and Developers Pvt Ltd


GIRISH GANGWANI

(Managing Director)



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DATED AT MUMBAI, THIS _____ DAY OF _____ 20__

HERITAGE LIFESTYLES & DEVELOPERS PVT. LTD.
.....Promoter/Developer

&

.... Allottee/ Flat Purchasers

ALLOTMENT LETTER

_____ BHK Flat No. _____, _____ Floor,
"MADHUR MILAN HERITAGE"
IN
STATE BANK OF INDIA STAFF
(MADHUR MILAN)
CO-OPERATIVE HOUSING SOCIETY LTD
CTS NO. 124(pt.), 125/1(pt.), 130(pt.), 131(pt.) and 149(pt.)
OF
VILLAGE GHATKOPAR, TALUKA GHATKOPAR,
SANGHANI ESTATE, L.B.S MARG,
GHATKOPAR (W), MUMBAI- 400 086

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