

## **ALLOTMENT LETTER**

No. PICPL/SP/AL/\_\_\_\_\_/202\_\_.

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

To,

Mr./Ms./Mrs \_\_\_\_\_,

Address : \_\_\_\_\_,

Mobile No. \_\_\_\_\_,

Email ID.:- \_\_\_\_\_,

Pan Card No.: \_\_\_\_\_,

Aadhar Card No.: \_\_\_\_\_,

**Sub:** Your request for allotment of flat/commercial premises in the project known as **SAI PRERNA**, having MahaRERA Registration No \_\_\_\_\_.

**Respected 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/Shop bearing No. \_\_\_\_\_ on \_\_\_\_\_ floor in the Building having RERA Carpet area admeasuring \_\_\_\_\_ sq. meters, additional usable area \_\_\_\_\_ Sq. Meters aggregating to \_\_\_\_\_ Sq. Meters as Gross Usable Area, hereinafter referred to as “the said unit”, in the project known as **SAI PRERNA**, being constructed on land bearing Plot no 45/11, lying and being at Owe, Sector 34-A, Kharghar Navi Mumbai for a total consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) 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, car parking space(s) at Ground/Puzzle level \_\_\_\_\_ level stilt/ mechanical car parking unit bearing No. \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. Mtrs. having \_\_\_\_\_ Mt. length x \_\_\_\_\_ Mt. breath x \_\_\_\_\_ Mt. 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:**

You have requested us to consider payment of the booking amount / advance payment in stages which request has been accepted by us and accordingly I/we confirm to have received from you an amount of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only), being \_\_\_\_\_% of the total consideration value of the said unit as booking amount/advance payment on \_\_\_/\_\_\_/202\_\_, through \_\_\_\_\_.

The above payment received by me/us have been deposited in RERA Designated Collection Bank Account no \_\_\_\_\_, -in \_\_\_\_\_ Bank, \_\_\_\_\_ Branch having IFS Code situated at \_\_\_\_\_

In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account no. \_\_\_\_\_ and RERA Designated Transaction Bank Account no. \_\_\_\_\_.

The balance \_\_\_\_\_% of booking amount/advance payment shall be paid by you in following manner,

- a) Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ on or before \_\_\_\_\_
- b) Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ on or before \_\_\_\_\_

Please note that 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.

### **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 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**

The Project land is free from all encumbrances.

## **6. Further payments:**

Further payments towards the consideration of the said unit shall be made by you, as per payment schedule offered 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 covered car parking spaces(s) shall be handed over to you on or before **30.12.2030** subject to the payment of the consideration amount of the said unit as well as of the covered car parking space(s) and other charges 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 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 16 to 30 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.
- ii) 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 this allotment letter shall be applicable even for cases where booking amount is collected in stages.

- iii) 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 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 equivalent to 2% of the Total Cost and applicable Taxes 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.
- iv) 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. Headings:**

Headings are inserted for convenience only 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. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Date: .....

Place: .....

Signature .....  
Name .....

Housiey.com

Annexure – A

Stage wise time schedule of completion of the project.

Sr. No.	Stages	Date of Completion
1.	Excavation	30.04.2025
2.	Plinth	30.12.2025
3.	Slabs of super structure	31.12.2027
4.	Internal walls, internal plaster, completion of floorings, doors, and windows	30.12.2028
5.	Sanitary electrical and water supply fittings within the said units	30.03.2029
6.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	31.06.2029
7.	Storm Water drains	30.07.2029
8.	Water supply	30.08.2029
9.	Sewerage (chamber, lines, septic tank etc.)	30.09.2029
10.	Treatment and disposal of sewage and sullage water	30.10.2029
11.	Solid waste management & disposal	30.10.2029
12.	Water Conservation/rainwater harvesting	30.11.2029
13.	Electrical meter room, sub-station, receiving station.	01.12.2029
14.	Others	15.12.2030

Promoter(s)/Authorized Signatory