

**Ref No. I-2904**

Date \_\_\_\_\_

To,

**Mrs/Mr.** \_\_\_\_\_

\_\_\_\_\_ ,

\_\_\_\_\_ ,

\_\_\_\_\_ ,

**Mobile:** \_\_\_\_\_ / \_\_\_\_\_

**mail Id:** \_\_\_\_\_

Sir/Madam

**Sub:** Your request of allotment of residential **Flat/Unit bearing no.** \_\_\_\_\_ on the \_\_\_\_\_<sup>TH</sup> **floor** in '**B**' **Wing** \_\_\_\_\_ **Sq. Ft. RERA Carpet** of the proposed new building known as Greenstone Heritage in the proposed project known as **Greenstone Heritage - B Wing** ("**Project**") to be constructed on All that piece or parcel of land of leasehold of ground admeasuring 6377.09 sq. meters equivalent to 7627 sq. yards or thereabouts together with messages tenements or buildings standing thereon and known as Blocks A, E, M, F, B, G, N, C, H, D, L & K of Sitaram Building being land known as the plot south of Crawford Market situate lying and being at the junction of Hornby road and registered in the book of the Collector of Land Revenue under Nos. 8474 and bearing Cadastral Survey Nos. 1492, 1/1492, 2/1492, 3/1492, and 4/1492 of Fort Division and bearing New Survey No.6-6-2551 (Part) and assessed by the Assessor and Collector of Municipal Corporation of Greater Bombay under 3 'A' Ward Nos. 3222 (1) and 3222 (2) and 3423 (5) and 3423 (5A) and street No. 189 D. N. Road, 189A Dr. D. N. Road and 32-40 Palton Road and 32A Palton Road, A- 3223 and 3423 (4) street No. 191 Hornby Road and 22-30 Palton Road, 3423 (3) and street No. 16-20 Palton Road and 3-25, Market Road, 3224 and 3225(1) and street No. 7-27 and 195 Hornby Road, A-3423(6) 3423 (6A) and 3423 (6B) and street No. 191 Hornby Road and 42-50 and 52-60 Palton Road and 42A Palton Road property bearing C. S. No. 1492, 1/1492, 2/1492, 3/1492 & 4/1492 of Fort Division situated at Dr. D. N. Road & Mata Ramabai Ambedkar Road, "A" Ward, Mumbai. ("**Property**") having Maha RERA Registration number - \_\_\_\_\_.

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**1. ALLOTMENT OF THE FLAT:**

1.1 Pursuant to your request, we are pleased to inform you that we agree to allot and book the said Flat for you as per the details provided in table below:

<b>Project</b>	<b>Greenstone Heritage</b>
<b>Flat No.</b>	_____

Wing	<b>B</b>
Level/Floor	<b>th</b>
RERA carpet Area in square metres	
Balcony and deck / flower bed / dry balcony in square metres	<b>NA</b>
No. of Car Park Space (as an exclusive amenity attached to the Flat)	
<b>Total Consideration (excluding GST, Stamp Duty, registration and other Charges) (in Rs.)</b>	<b>Rs. _____/-</b>

1.2 You are aware that the Total Consideration is exclusive of the stamp duty, registration charges, and all taxes, levies, duties, cess (whether applicable/payable now or which may become applicable/payable in future) including but not limited to service tax, V.A.T, G.S.T. and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable in relation to the Flat, shall be borne and paid by you alone and we shall not be liable to bear or pay the same or any part thereof.

1.3 As per the Income Tax Act/Rules, please deduct TDS as applicable from all the payments made towards the Total Consideration. If your bank disburses the full amount, then you will have to pay the TDS separately. The duly signed Form 16B is to be submitted to us within one month from the date of such deduction in order to pass the credit for TDS amount.

1.4 You shall not be entitled to sell, transfer, assign or dispose of the Flat and the Car Parking Space/s until possession of the Flat is handed over to you. It is clarified that after receipt of possession of the Flat and the Car Parking Space/s, you shall be entitled to sell and transfer the same with our prior written consent. You shall be liable to pay to us the applicable administrative charges/facilitation fee in respect of the same.

## **2. ALLOTMENT OF CAR PARKING SPACE/S:**

2.1 I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s)/covered car space at

\_\_\_\_\_ level basement /podium/stilt/ mechanical car parking unit bearing No. \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. ft. having \_\_\_\_\_ ft. length x \_\_\_\_\_ ft. breath 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. Subject to approvals issued or granted by the sanctioning Authorities.

2.2

OR

2.1 Along with the Flat, we also agree to allot / reserve for you one Car Park Space/s having palette size of \_\_\_\_\_mm length, -----mm breath and -----mm vertical height clearance / located in mechanical parking tower no. -----and subject to the terms and conditions mentioned herein or in the Approvals issued or granted by the Sanctioning Authorities.

2.3 The car parking space/facility in the Project may be either stack car parking system or mechanical car parking systems. The stack car parking systems are [dependent] car parking systems typically having a lower ,middle and upper berth. The mechanical car parking systems are typically [independent] car parking systems wherein all car parks in the zone may be parked anywhere depending on the slot availability at the time of parking the car. The palette size is the size of the palette on which the car is parked, and the size of the car will always be lesser than the size of the palette. The Developer does not guarantee which type / model / make of car can be parked on the relevant palette.

2.4 The Car Parking Space/s is allotted and reserved for you without consideration.

### **3. RECEIPT OF PART CONSIDERATION:**

3.1 We confirm having received an amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only), being \_\_\_\_\_% of the Total Consideration as booking amount / advance payment. The receipt of the payment is separately provided to you. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, \_\_\_\_\_ 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 and RERA Designated Transaction Bank Account having Account No. \_\_\_\_\_ and \_\_\_\_\_ respectively.

### **4. DISCLOSURES OF INFORMATION:**

4.1 You agree that we have made available to you the following information and documents:

- i. The title documents pertaining to our rights to undertake development of the Project.
- ii. The sanctioned plans, layout plans, along with specifications, approved by the competent authority and as displayed at the project site and uploaded on MahaRERA website under the project name **Greenstone Heritage – B Wing**.
- iii. The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

4.2 Prior to issuance of this Allotment Letter, you confirm that you have undertaken inspection of all the information and documents mentioned in Clause 4.1 above including but not limited to approvals, plans and other documents (including but not limited to title document) and have satisfied yourselves/yourself regarding our entitlement to develop the Project.

4.3 You confirm that you have also examined all documents and information uploaded by us on the website of MahaRERA under the project name "**Greenstone Heritage – B Wing**" ("**Project**") and have read and understood draft of the Agreement for Sale and terms and conditions as recorded therein.

## **5. FURTHER PAYMENTS:**

5.1 You agree that you shall make the payment of the Total Consideration, 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/yourself.

## **6. POSSESSION:**

6.1 Subject to force majeure event and also subject to payment of the Total Consideration and all other amounts due and payable by you to us (including taxes and charges if any) without any delay and/or default, we shall offer you possession of the Flat and Car Parking Space/s on or before 31<sup>st</sup> December, 2029 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/yourself.

**7. INTEREST PAYMENT:**

7.1 In case you delay and/or default in making payment of any installment of the Total Consideration (including taxes and other charges) and/or any other amounts due and payable to by you to us, then without prejudice to our right to cancel and terminate the allotment of the Flat and Car Parking Space/s, you shall be liable to pay to us interest calculated at the then prevailing State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon on all delayed payments from the due date till the date of actual payment and realization thereof.

**8. CANCELLATION OF ALLOTMENT:**

8.1 In case you desire to cancel the booking and allotment of the Unit and Car Parking Space/s, then the amount mentioned in the Table hereunder written would be deducted and the balance amount due and payable (if any) shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting the cancellation of booking and allotment of the Unit.

<b>Sr. No.</b>	<b>If the letter requesting to cancel the booking is received,</b>	<b>Amount to be deducted</b>
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 Total Consideration;
3.	Within 31 to 60 days from issuance of the Allotment Letter;	1.5% of the Total Consideration;
4.	After 61 days from issuance of the Allotment Letter;	2% of the cost of the Total Consideration.

8.2 The amount deducted shall not exceed the amount as mentioned in the table above.

8.3 In the event the amount due and payable referred in Clause 9.1 above is not refunded by us to you within 45 days from the date of receipt of your letter requesting to cancel the booking and allotment, you shall be entitled to receive the balance amount with interest calculated at the then prevailing State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon.

**9. OTHER PAYMENTS:**

9.1 You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in table below as well under the Agreement for Sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written:

<b>Nature of charges</b>	<b>Amount in Rs.</b>
Share application and Society Formation Charges	<b>As applicable</b>
Legal Charges	<b>Rs. _____/-</b>
Electricity, Water Meter connection charges	<b>Rs. _____/-</b>
Development & Infrastructure, MRTP Charges (Rs.450/- Sq. Ft)	<b>Rs. _____/-</b>
Club House Membership	<b>Rs. _____/-</b>
Adhoc Advance Maintenance	<b>Rs. _____/-</b>
Corpus Fund	<b>As applicable</b>
GST and any other taxes/ statutory duties/ charges	<b>As applicable</b>

**10. PROFORMA OF THE AGREEMENT FOR SALE AND BINDING EFFECT:**

10.1 The proforma of the Agreement for sale to be entered into between ourselves and yourselves/yourself 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 the ourselves and yourselves until execution and registration of the Agreement for Sale.

**11. EXECUTION AND REGISTRATION OF THE AGREEMENT FOR SALE:**

- 11.1 You agree that you shall execute the Agreement for Sale and appear for the registration of the same before the concerned office of Sub-Registrar within a period of 2 months from the date of issuance of this Allotment Letter or within such period as may be communicated to you. The said period of 2 months can be further extended by us.
- 11.2 If you fail to execute the Agreement for Sale and/or appear for registration of the same before the concerned office of the 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, 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 from the date of such notice, which if not complied, we shall be entitled to cancel and terminate this Allotment Letter and further we shall be entitled to forfeit the amount not exceeding 2% of the Total Consideration and the balance amount if any due and payable shall be refunded to you without interest within 45 days from the date of cancellation and termination of this Allotment Letter.
- 11.3 In the event the balance amount due and payable to you and referred in Clause 12.2 above is not refunded to you within 45 days from the date of expiry of cancellation and termination of the Allotment Letter, then you shall be entitled to receive the balance amount with interest calculated at the then prevailing State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon.

**12. VALIDITY OF ALLOTMENT LETTER:**

- 12.1 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/yourself. Cancellation of allotment of the Flat after execution and registration of Agreement for Sale, shall be covered by the terms and conditions of the duly registered Agreement for Sale.

**13. HEADINGS:**

- 13.1 Headings are inserted for convenience only and shall not affect the construction of the various Clause of this Allotment Letter.

**14. NOTICES**

14.1 All letters, circulars, receipt and/or notices to be served on you as contemplated under this Allotment Letter shall be deemed to have been duly served if sent to you (i) by email to the email id mentioned in this Allotment Letter and/or (iii) by Courier at the address mentioned in this Allotment Letter and the same which will be sufficient proof of receipt of the same by you and shall completely and effectively discharged the Developer of its entire obligation.

Kindly acknowledge receipt and acceptance of the terms of this Allotment Letter on the duplicate copy of this Allotment Letter. We sincerely appreciate your trust in **Beauty Lifestyles & Homes Pvt. Ltd** and assure you of our best services at all times.

For **Beauty Lifestyles & Homes Pvt. Ltd.**

Director

*Encl.: as above*

I/We **Mrs./Mr.** \_\_\_\_\_

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.

1) Signature of First Applicant

Name : **Mrs.** \_\_\_\_\_

**Pan No.** \_\_\_\_\_

2) Signature of Second Applicant

Name :**Mr.** \_\_\_\_\_

**Pan No.** \_\_\_\_\_

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

Annexure – A [**DSK Comment: This has to be as mandated in circular**]

Stage wise time schedule of completion of the project

<b>Sr. No.</b>	<b>Stages</b>	<b>Date of Completion</b>
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 units	
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tasks	
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 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	

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**Promoter (s)/Authorised Signatory**