

LETTER OF ALLOTMENT

Date: _____

To,
Mr. _____ & _____Address : _____

Contact No. : _____

Pan Card No. : _____

Aadhar Card No. : _____

Email ID : _____

Sub.: Your request for allotment of FLAT No. _____ in the project Known as Orient Regency Building No. 1 on Plot No. NDR-4 having MahaRERA Registration No. _____.

Dear Sir / Madam,

1. Allotment of the said unit:

This has reference to your request referred at above subject in that regard, we have the pleasure to inform that you have been allotted a _____ BHK flat bearing No. _____ admeasuring RERA Carpet area _____ Sq. mtrs. situated on _____ floor in **Building No. 1** in the project known as **ORIENT REGENCY**, having MahaRERA Registration No. _____, hereinafter referred to as "the said Apartment ", being developed on land bearing Plot No. NDR-4, comprising C.T.S. No. 13(part) of Village Chembur and C.T.S. No. 13(part) of Villagae Kirol, Taluka Kurla, Tilak Nagar, Chembur, Mumbai - 400 089 for a total consideration of Rs. _____ (Rupees _____ Only) exclusive of GST.

2. Allotment of parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said unit, Stilt parking space bearing No(s) _____, / _____ number of mechanical car parking space(s) in parking tower in building number 1 on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

Further we have the pleasure to inform you that you have been allotted open car parking bearing No. _____ without consideration.

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____/- (Rupees _____ 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 Cheque/DD/PO/RTGS/NEFT/IMPS.

PURCHASER/S_____
DEVELOPER/AUTHORIZED SIGNATORY

4. **Disclosures of information:**

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 payment schedule is as stated in Annexure - A attached herewith and
- iii) The website address of MahaRERA is <https://maharera.mahaonline.gov/#>

5. **Encumbrances:**

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

6. **Further Payments:**

Further payments towards the consideration of the said unit as well as of the Stilt/Cover/ mechanical 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 unit along with the Stilt/Cover/ mechanical car parking space(s) shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as well as of the Stilt/Cover/ mechanical 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 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

- 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 2% (two Percent).

PURCHASER/S

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10. Other payments;

You shall make the payment of GST or any such taxes or 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 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, 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 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 2% (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 and shall not affect the construction of the various Clauses of this allotment letter.

For Orient Combine

Name : _____
(Authorized Signatory)
Email Id. _____
Date _____
Place _____

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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 conditions as stipulated in this allotment letter.

Date: _____

Place: _____

Signature _____

Name _____

(Allotee/s)

Annexure - A

Sr. No.	Description of Payment Schedule in Installments with Percentages	Amount (Rs)
1	Booking	
2	On Completion of Plinth	
3	On Completion of Stilt Floor Slab	
4	On Completion of 1st floor Slab	
5	On Completion of 2nd floor Slab	
6	On Completion of 3rd floor Slab	
7	On Completion of 4th floor Slab	
8	On Completion of 5th floor Slab	
9	On Completion of 6th floor Slab	
10	On Completion of 7th floor Slab	
11	On Completion of 8th floor Slab	
12	On Completion of 9th floor Slab	
13	On Completion of 10th floor Slab	
14	On Completion of 11th floor Slab	
15	On Completion of 12th floor Slab	
16	On Completion of 13th floor Slab	
17	On Completion of 14th floor Slab	
18	On Completion of 15th floor Slab	
19	On Completion of Top floor Slab	
20	On Completion of the walls, internal plaster, floorings doors and windows of the said Apartment	
21	On Completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment	
22	On completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located	
16	On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located	
17	Against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate	
	TOTAL	

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