

**ANNEXURE 1**

**MODEL FORM OF ALLOTMENT LETTER**

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

To,  
Mr/Mrs./Ms.....  
R/O.....  
.....  
Mobile Number .....  
Pan Card No.:  
Aadhar Card No.:  
Email ID:

**Sub:** Your request for allotment of flat / commercial premises in the project known as **Shankar Darshan CHS Ltd** having Maha RERA Registration No. ....

Sir/ Madam,

**1. Allotment of the said unit:**

This reference to your request referred at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a \_\_\_\_\_ BHK flat/villa/bungalow/commercial premises bearing No. \_\_\_\_\_ admeasuring RERA carpet area \_\_\_\_\_ sq.mtrs equivalent to \_\_\_\_\_ sq.ft. Situated on \_\_\_\_\_ floor building \_\_\_\_\_/Tower\_\_\_\_\_/Block\_\_\_\_\_/Wing \_\_\_\_\_ in the project known as \_\_\_\_\_, having MahaRERA Registration No. \_\_\_\_\_ hereinafter referred to as "The said unit", being developed on land bearing C.S.No(s)\_\_\_\_\_/CTS No(s)\_\_\_\_\_/Final Plot No(s)\_\_\_\_\_/Survey No(s)\_\_\_\_\_/Hissa No(s)\_\_\_\_\_/Gat No(s)\_\_\_\_\_/Khasra No(s)\_\_\_\_\_/Plot No(s)\_\_\_\_\_lying and being at \_\_\_\_\_Village\_\_\_\_\_Taluka \_\_\_\_\_Dist.\_\_\_\_\_admeasuring \_\_\_\_\_sq.mtrs.for a total consideration of Rs.\_\_\_\_\_ (Rupees\_\_\_\_\_only) exclusive of GST, stamp duty and registration charges.

OR

This has reference to your request referred to at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a plot bearing No. \_\_\_\_\_ admeasuring \_\_\_\_\_sq.mtrs. equivalent to \_\_\_\_\_sq.ft.in the project known as \_\_\_\_\_, having MahaRERA Registration No. \_\_\_\_\_, hereinafter referred to as "the said unit" carved out from the land bearing

C.S.No(s) \_\_\_\_\_/CTS No(s) \_\_\_\_\_/Final Plot  
 No(s) \_\_\_\_\_/Survey No(s) \_\_\_\_\_/Hissa No(s) \_\_\_\_\_/Gat  
 No(s) \_\_\_\_\_/Khasra No(s) \_\_\_\_\_/Plot No(s) \_\_\_\_\_lying and  
 being \_\_\_\_\_ at \_\_\_\_\_ Village \_\_\_\_\_ Taluka  
 \_\_\_\_\_ Dist. \_\_\_\_\_ admeasuring  
 \_\_\_\_\_ sq.mtrs.for a total consideration of  
 Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) exclusi  
 ve of GST, stamp duty and registration charges.

## **2. Allotment of open car parking:**

Further I/We have the pleasure to inform you that you have  
 been allotted an open car parking bearing No. .... without  
 consideration Charges OR Allotment of covered parking  
 spaces bearing No..... OR

Further I/ we have the pleasure to inform you that you have  
 been allotted along with the said unit covered car  
 parking space(s) at level basement /podium bearing No(s) ....  
 \_\_\_\_\_ admeasuring ....sq. mtrs equivalent to .... sq.  
 ft /stilt parking bearing No(s) ... admeasuring sq. mtrs  
 equivalent to ... sq. ft. / mechanical car parking  
 unit bearing 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 of part consideration:**

I / 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 \_\_\_\_\_ vide Cheque No..... dated..... drawn  
 on..... branch  
 OR

## **4. Receipt of part consideration:**

- A. 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.....  
vide Cheque No..... dated..... drawn on..... branch.  
The balance ... % of the booking amount /advance payment  
shall be paid by you in the following manner.

- a) Rs. .... /- (Rupees. .... Only) on or before.....
- b) Rs. .... /- (Rupees. .... Only) on or before.....
- c) Rs. .... /- (Rupees. .... Only) on or before.....
- d) Rs. .... /- (Rupees. .... Only) on or before.....

B. 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.

**5. 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:
- iv) **<https://maharera.mahaonline.gov.in/#>**

**6. Encumbrances:**

1/ 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.

**7. Further Payments:**

Further payments towards the consideration of the said unit  
as well as of the garage(s)/covered 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.

**Possession:**

The said unit along with the garage(s)/covered car parking spaces(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 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	Amount to be deducted
1.	within 15 days from issuance of the	Nil;
2.	within 16 to 30 days from	1% of the cost of the
3.	within 31 to 60 days from	1.5% of the cost of the said
4.	after 61 days from issuance of the	2% of the cost of the

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%

**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 pro-forma whereof is enclosed herewith in terms of Clause ii hereunder written.

**11. Proforma of the Agreement for Sale and binding effect:**

The pro-forma 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) 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. Headings:**

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

**Signature.....**

**Name.....**

**Majestic Royale Developers**

**Date: .....**

**Place: ...**

**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.

**Signature-----**

**Name**

**(Allottee/s)**

**Date:**

**Place:.....**

# Annexure - A

## Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stilt (if any)	
6.	Slabs of superstructure	
7.	Internal walls, internal plaster, completion of flooring, doors, and	
8.	Sanitary electrical and water supply fittings within the said	
9.	Staircase, lifts wells and lobbies at each floor level overhead and	
10.	External plumbing and external plaster, elevation, and completion of terraces with	
i	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas	
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/rainwater harvesting	
19.	Electrical meter room, sub-station, receiving station.	
20.	Others	

Promoter (s) / Authorized Signatory