

ALLOTMENT LETTER

To,
Mr./Mrs./Ms.
.....
.....

Telephone/Mobile No.
Pan Card No.
Email ID. :

Sub: Your request dated_____ for allotment of flat in the project known as “**Sai Swaroop**” having MahaRERA Registration No. _____

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 _____ BHK Flat bearing No. _____ admeasuring RERA Carpet area _____ Sq. Mtrs equivalent to _____ Sq. Ft. situated on _____ floor in Building Wing _____ in the project known as “**Sai Swaroop**”, having MahaRERA Registration No. _____ hereinafter referred to as “the said unit” being developed on land bearing **C.T.S. No. 323, 323/1 to 10, 324, 324/ 1 to 26, 324/28, 324/29, 324/47 and 324/48 of Village Chembur, Taluka Kurla, District Mumbai Suburban District and lying being and situated at Hemu Kalani Marg, Chembur, Mumbai – 400 071 admeasuring 2116.90 Sq. Mtrs. for a total consideration of **Rs. _____ (Rupees. _____ only)** exclusive of GST, Stamp Duty, Registration Charges and other expenses.**

2. Allotment of garage/covered parking space(s) :

Further we have the pleasure to inform you that you have been allotted along with the said unit _____ Mechanical Car Parking Space(s) at 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.

3. Receipt of part consideration :

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 Dt. _____, through _____.

4. Disclosers 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 have 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.
- iii) The stage wise payment schedule for balance payment towards the unit is as stated in Annexure - B attached herewith and
- iv) The website address of MahaRERA is - <https://maharera.mahaonline.gov.in>

5. Encumbrances :

I/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.

OR

Encumbrances :

I/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

a)

6. Further Payments:

Further payments towards the consideration of the said unit as well as of the **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 mechanical car parking space(s) shall be handed over to you on or before **31.12.2027** 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 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.	Within 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 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 our selves and your selves 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 **45 days** from the date of booking or within such period as may be communicated to you.
- 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 **45 Days** from the date of booking 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 which shall be 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. Heading :

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

For Sai Sharan Hotels

Authorized Signatory
(Email Id: info@saiswaroop.co.in)

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.	Stage	Date of Completion
1.	Excavation	
2.	Plinth	
3.	Stilt (if any)	
4.	Slabs of Super structure	
5.	Internal walls, internal plaster, completion of floorings, doors and windows	
6.	Sanitary electrical and water supply fittings within the said units	
7.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	
8.	External plumbing and external plaster, elevation , completion of terraces with waterproofing.	
9.	Installation of lifts, water pumps, firefighting fittings and 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.	
10.	Internal roads & footprints, lighting	
11.	Water Supply	
12.	Sewerage (chamber, lines, septic tank, STP)	
13.	Storm water drains	
14.	Treatment and disposal of sewage and sullage water	
15.	Solid waste management & disposal	
16.	Water conservation/rain water harvesting.	
17.	Electrical meter room, sub-station, receiving station.	
18.	Others	

Promoter (s)/Authorized
Signatory

Annexure – B

PAYMENT SCHEDULE SAI SWAROOP

C.T.S. No. 323, 323/1 to 10, 324, 324/ 1 to 26, 324/28, 324/29, 324/47 and 324/48 of Village Chembur, situated at Hemu Kalani Marg, Chembur, Mumbai – 400 071.

	PARTICULARS OF WORK	PERCENTAGE
1	Booking Amount	5%
2	On Registration of Agreement	5%
3	On Completion of Plinth	25%
4	On Completion of 1 st Slab	5%
5	On Completion of 4 th Slab	5%
6	On Completion of 7 th Slab	5%
7	On Completion of 10 th Slab	5%
8	On Completion of 13 th Slab	5%
9	On Completion of 16 th Slab	5%
10	On Completion of Top Slab	5%
11	On Completion of Brick/Block work	5%
12	On Completion on Staircase/Lift Well upto floor level of the Flat	5%
13	On Completion on Internal/External Plastering	5%
14	On Completion on Plumbing/Electrical/Tiling Work	5%
15	On Possession	5%
	Total	100%

Promoter (s)/Authorized
Signatory