

## ALLOTMENT LETTER

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

Name:

Address:

Mobile/Contact No.:

PAN:

Aadhar No.:

Email ID:

**Subject:** Allotment of Flat bearing No. \_\_\_\_ in Tower \_\_\_\_ of the project to be known as "AARADHYA AVAAN", having MahaRERA Registration No. \_\_\_\_\_.

Dear Sir/ Madam,

1. **Allotment of said Flat:**

This has reference to the above subject. In that regard, we have pleasure to inform you that you have been allotted Flat bearing No. \_\_\_\_ admeasuring RERA carpet area of \_\_\_\_ sq. mtrs. and Balcony area of \_\_\_\_ sq. mts. ("the said Flat") situated on \_\_\_\_ (\_\_\_\_) Floor in Tower \_\_\_\_ of the Project to be known as "AARADHYA AVAAN" ("the Project"), having MahaRERA Registration No. \_\_\_\_\_, being developed on all that piece and parcel of non-agricultural land collectively admeasuring 6,238.25 sq. mtrs. or thereabouts comprising of (i) land bearing CS No. 309 admeasuring on or about 1,008.29 sq. mts., (ii) land bearing CS No. 1/309 admeasuring on or about 2,227.17 sq. mts. and (iii) land bearing CS No. 2/309 admeasuring on or about 3,002.79 sq. mts., lying and being at Tardeo, in the Registration District and Sub-District of Mumbai, Tardeo Division, located at Tukaram Javji Marg, next to Bhatia Hospital, Tardeo, Mumbai – 400007 (collectively "the said Land"); for a total consideration of Rs. \_\_\_\_/- (Rupees \_\_\_\_ Only) exclusive of GST, Stamp Duty and Registration Charges.

2. **Allotment of Parking Space(s):**

Further we have the pleasure to inform you that you have been allotted along with the said Flat, \_\_\_\_ (\_\_\_\_) no. of covered parking space(s) ("the said Parking Space(s)") on the terms and conditions as shall be enumerated in the Agreement for Sale to be entered into between ourselves and yourselves. The Parking Space(s); if any shall be assigned and communicated at the time of handing over possession of the said Flat to you.

The said Flat and the said Parking Spaces(s) are hereinafter collectively referred to as the "Premises".



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 Premises as booking amount /advance payment on \_\_\_\_\_ through \_\_\_\_\_.

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 time schedule of completion of the Project, including the provisions for civic infrastructure like water, sanitation and electricity is as set out in accompanying "Annexure A"; and
- iii. The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

5. **Encumbrances:**

We have availed financial facility and to secure the same, we have created encumbrance by creating charge on the Project being developed on the said Land in favour of the Lender/Security Trustee as mentioned in the Declaration of Encumbrances uploaded on MahaRERA website.

6. **Further Payments:**

You shall pay the total Sale Consideration of the Premises as set out in accompanying "Annexure B". In addition to the same, other charges as more particularly set out in "Annexure C" herein shall be paid 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 Premises shall be handed over to you on or before 31.12.2030; subject to the payment of the consideration amount of the said Premises 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 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 (forty five) days from the date of receipt of your letter requesting to cancel the allotment of the said Premises.

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 Premises
3	Within 31 to 60 days from issuance of the Allotment Letter	1.5% of the cost of the said Premises
4	After 61 days from issuance of the Allotment Letter	2% of the cost of the said Premises

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

- ii. In the event the amount due and payable referred hereinabove is not refunded within 45 (forty five) days from the date of receipt of your letter requesting to cancel the allotment of the said Premises, 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 percent per annum for such delayed period.

10. **Other Payments:**

You shall make 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 uploaded on the website of MahaRERA 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 uploaded on the website of MahaRERA 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 herein.

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 (two) months from the date of issuance of this letter or within such period as may be communicated to you by us.  
\*The said period of 2 (two) 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 (two) 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 Premises and the balance amount if any due and payable shall be refunded without interest within 45 (forty five) days from the date of expiry of the notice period.
- iii. In the event the balance amount due and payable referred hereinabove is not refunded within 45 (forty five) 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 percent per annum for such delayed period.

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 Premises thereafter, shall be covered by the terms and conditions of the said registered Agreement for Sale.

14. **Headings:**

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

Thanking you,

Yours faithfully,

For Shreepati Skies (R R Chaturvedi)

For Man Vastucon LLP

\_\_\_\_\_  
Name: \_\_\_\_\_  
Authorised Signatory  
Email id: office@maninfra.com

Date: \_\_\_\_\_  
Place: Mumbai

\_\_\_\_\_  
Name: \_\_\_\_\_  
Authorised Signatory



## CONFIRMATION AND ACKNOWLEDGEMENT

I/We have read and understood the contents of this Allotment Letter and the Annexures. I/We hereby agree and accept the terms and conditions as stipulated in this Allotment Letter by signing the duplicate hereof.

I/We Confirm,

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

Place: Mumbai

\_\_\_\_\_  
Signature/s and Name of the Allottee/s

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**“ANNEXURE A”**

**Stage-wise time schedule of completion of the Project**

Sr. No.	Stages	Estimated Date of Completion*
1	Excavation	30.06.2024
2	Basements	31.12.2024
3	Podiums	30.09.2025
4	Plinth	31.12.2024
5	Stilt	30.11.2025
6	Slabs of superstructure	28.02.2028
7	Internal walls, internal plaster, completion of floorings, doors and windows	31.08.2030
8	Sanitary, electrical and water supply fittings within the said Flat	31.10.2030
9	Staircase, lifts wells and lobbies at each floor level, overhead and underground water tanks	28.02.2028
10	External Plumbing, External Plaster, Elevation, completion of terrace with waterproofing	30.11.2030
11	Installation of lifts, water pumps, fire-fighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby, 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 for Sale, any other activities	31.12.2030
12	Internal roads, footpath and lighting	NA
13	Water Supply	31.12.2030
14	Sewerage (chamber, lines, septic tank, STP)	31.12.2030
15	Storm Water drains	31.12.2030
16	Treatment and disposal of sewage and sullage water	31.12.2030
17	Solid waste management and disposal	31.12.2030
18	Water Conservation/ rain water harvesting	31.12.2030
19	Electrical meter room, sub-station, receiving station	31.12.2030
20	Others	

\* The estimated dates may vary subject to market conditions.

**For Shreepati Skies (R R Chaturvedi)**

**For Man Vastucon LLP**

Name: \_\_\_\_\_  
 Authorised Signatory

Name: \_\_\_\_\_  
 Authorised Signatory





**“ANNEXURE B”  
PAYMENT SCHEDULE**

The payment of the Instalments shall be made by you within 15 (fifteen) days of making demand for the payment of the respective instalment as follows; time being of the essence:

Details	% Due	Amount (Rs.)
On Booking	9.9%	
Within 30 Days of Booking	10.1%	
On Completion of Excavation	10%	
On Completion of Basement Level 2	10%	
On Completion of Plinth/Ground	5%	
On Completion of Podium 5	5%	
On Completion of Stilt	5%	
On Completion of 10th Floor Slab	2%	
On Completion of 20th Floor Slab	2%	
On Completion of 30th Floor Slab	2%	
On Completion of 40th Floor Slab	2%	
On Completion of 50th Floor Slab	2%	
On Completion of 60th Floor Slab	2%	
On Completion of Terrace Slab	3%	
On Completion of Walls of the said Flat	5%	
On Completion of Flooring, Doors, sanitary fittings of the said Flat and Staircases, Liftwells, Lobbies upto the Floor Level of the said Flat	5%	
On Completion of Terrace with Water Proofing of the Building	5%	
On Completion of External Plumbing, External Plaster, Elevation and glass facade of the building, lifts and water pumps and Electrical fittings to the floor level of the said Flat	10%	
At the time of Possession	5%	
<b>Total Rupees _____ Only</b>	<b>100%</b>	

\*All taxes including Goods and Service Tax (GST) or any other statutory taxes/ levies/ cess that may be imposed as applicable shall be paid by you. It is expressly understood that the Total Consideration mentioned herein do not include any taxes/levies/cess/other charges.

**“ANNEXURE C”  
OTHER CHARGES PAYABLE PRIOR TO  
HANDOVER OF POSSESSION OF PREMISES**

Sr. No.	Details	Amount (Rs.)
1.	Legal Charges	
2.	Club House Charges	
3.	Society and Apex Body Formation	
4.	Share Money and Entrance Fees of the Society	
5.	Water and Electricity Charges	
6.	Infrastructure and Development Charges	
7.	Advance deposit for the maintenance, management and upkeep of the building as also taxes and other outgoings (@ Rs. _____ on RERA Carpet Area for _____ Months) (excluding property tax)	
8.	Corpus Fund (@Rs. _____ on RERA Carpet Area)	
9.	Refundable Security Deposit	

**Notes:**

- The list of charges mentioned hereinabove are indicative and not exhaustive and you hereby agree to pay all or any such other charges, fees or levies or additional charges and any increases thereon which we may indicate to you from time to time.
- All taxes including Goods and Service Tax (GST) or any other statutory taxes/ levies/ cess that may be imposed as applicable shall be paid by you. It is expressly understood that the Other Charges mentioned herein do not include any taxes.