



G-4, GROUND FLOOR, A-WING,
DEV CORPORA,
OPP. TO CADBURY JUNCTION,
THANE (W) - 400601

DRAFT LETTER OF ALLOTMENT FOR THE PROJECT VICTORIA HILLS

To,
Mr/Mrs/Ms
R/o
(Address)
Telephone/Mobile number.....

**Sub: Your request for allotment of plot No. _____ in
the project known as VICTORIA HILLS having
MahaRERA RegistrationNo _____**

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred to at the above subject. In that regard, we have the pleasure to inform that you have been allotted a plot bearing No. _____ admeasuring _____ sq. mtrs. Bearing plot No. _____ equivalent to _____ sq. ft. in the project known as VICTORIA HILLS having MahaRERA Registration No. _____, hereinafter referred to as "the said unit" carved out from the land bearing Survey No. 81/1B lying and being at Village- Singdhol, Taluka – Karjat Dist.-Raigad for a total consideration of Rs. _____ (Rupees. _____ only) exclusive of GST, stamp duty and registration charges.

2. Allotment of open car Parking

I/We have the pleasure to inform you that you have been allotted an 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) being _____ % of

the total consideration value of the said unit as booking
amount /advance payment on dd/mm/yyyy, through_
_____ (mode of payment)

4. Disclosures of Information:

We have made available to you the following information namely:

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- 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 <https://maharera.mahaonline.g.in>

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 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 / sale deed to be entered into between ourselves and yourselves.

7. Possession:

The said unit shall be handed over to you on or before 31st March 2025 subject to the payment of the consideration amount of the said unit 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;



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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.

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

ii. In the event the amount due and payable referred in Clause 8 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 payment:

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 10 hereunder written.

11. Proforma of the agreement for sale and binding effect:

The proforma of the sale deed 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 11.

12. Execution and registration of the agreement for sale / sale deed:

- i) You shall execute the sale deed and appear for registration of the same before the concerned Sub-Registrar within such period as may be communicated to you.
- ii) If you fail to execute the sale deed and appear for registration of the same before the concerned Sub-Registrar within the stipulated period communicated to you we shall be entitled to serve upon you a notice calling upon you to execute the sale deed 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 total consideration and return the balance amount 45 days from the end of the notice period of cancellation of the allotment letter.
- iii) In the event the balance amount due and payable referred in Clause 11 (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



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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 constructions of the various Clauses of this allotment letter.

Signature.....
Name.....
(Promoter(s)/ Authorized Signatory)
(Email Id.)
Date:
Place:

CONFIRMATION & ACKNOWLEDGEMENT

1/We have read and understood the contents of this allotment letter and the Annexure. 1/ We hereby' agree incl .accept the terms and conditions as stipulated in this allotment letter.

Date:
Place:

Signature-----
Name-----

(Purchaser)

ANNEXURE – A

Sr. No.	Stages	Date of Completion
1.	Excavation	N.A.
2	Basements (if any)	N.A.
3	Podiums (if any)	N.A.
4	Plinth	N.A.
5	Stilt (if any)	N.A.
6	Slabs of super structure	N.A.
7	internal walls, internal plaster, completion of doors and windows	N.A.
8	Sanitary electrical and water supply- fittings within the said units	N.A.
9	Staircase, lifts wells and lobbies at each floor level	N.A.
10	External plumbing and external plaster elevation, completion of terraces with waterproofing	N.A.
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 the agreement of sale or any other activities	N.A.
12	internal roads & footpath lighting	31 March 2024
13	Water supply	30 September 2024
14	Sewerage (chamber, lines, septic tank, STP)	N.A.
15	Storm water drains	30 September 2024
16	Treatment and disposal of sewage and sullage water	N.A.
17	Solid waste management & disposal	N.A.
18	Water conservation / rain water harvesting	N.A.
19	Electrical meter room, sub-station, receiving station.	31 December 2024
20	overhead and underground water tanks	31 December 2024
21	Club House / Community Hall	Completed