

## ALLOTMENT LETTER

Date:- 19/04/2024

To,  
Mrs. Rohini Sharad Patil  
Mr. Sharad Marutrao Patil  
C/13, Giriraj CHS, Plot No. 517,  
Sector-5, Jain Mandir Road, Near Dena  
Bank, Charkop, Kandivali West  
Mumbai-400067  
Maharashtra, India  
TEL : +8828080600

Pan Card No.: AMVPP8077F / ALOPP9031F  
Email ID: rohinisp19@gmail.com

**Sub:** Your request for allotment of flat in the project known as “Godrej Reserve Wing 4” having MahaRERA Registration No. P51800054691

Sir/Madam,

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

This has 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 **2 Bed Elite** flat bearing No. **708** admeasuring RERA Carpet area **65.28** sq. mtrs equivalent to **702.67** sq.ft. and Exclusive Areas of the said Flat is **5.86** square mtrs. equivalent to **63.08** sq. fts. situated on **7th Floor** in the project known as Godrej Reserve Wing 4 having MahaRERA Registration No. **P51800054691** hereinafter referred to as "the said unit", being developed on all that piece and parcel of land and parcel of land admeasuring 1,356.58 square meters or thereabouts, consisting of CTS Number 146(pt), at Village Akruli, Taluka Goregaon (as per Property Register Cards), Taluka Borivali (as per 7/12 extracts), Suburban District Mumbai 400101, for a total consideration of Rs. **2,06,11,016.00/- (Rupees Two Crore and Six Lakh Eleven Thousand Sixteen Only)** exclusive of GST, stamp duty and registration charges.

### **2. Allotment of parking spaces:**

1(One Only) covered parking space/s i.e. 1(One Only) Independent parking space(s), situated at Podium Level 6 having each size 2500 x 5500, Bearing No(s). GRESP6SUL093(Surface) at Level P6 (respectively) (“Car Park(s)”).

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

I/ we confirm to have received from you an amount of Rs. **21,43,546.00 (Rupees Twenty One Lakh Forty Three Thousand Five Hundred Forty Six Only)**, (this amount shall not be more than 10% of the cost of the

said unit) being 10.35% (including tax) of the total consideration value of the said unit as booking amount / advance payment on 31/03/2024, through NEFT

#### **4. 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 <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.

#### **6. Further payments:**

Further payments towards the consideration of the said unit as well as of the covered 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 covered parking spaces(s) shall be handed over to you on or before December 2029 subject to the payment of the consideration amount of the said unit as well as of the covered parking space(s) in the manner and at the times 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.

<b>Sr. No.</b>	<b>If the letter requesting to cancel the booking is received</b>	<b>Amount to be deducted</b>
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.

\*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 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 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 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.

\* In the event the booking amount collected in stages and if the allottee fails to pay the subsequent stage instalment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage instalment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in Clause 9, **whichever is less**. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred Table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.

- 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 ourselves. 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 construction of the various Clauses of this allotment letter.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

(Promoters) Authorized Signatory: \_\_\_\_\_

(Email Id.) : \_\_\_\_\_

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 1 Mrs. Rohini Sharad Patil

Signature \_\_\_\_\_

Name 2 Mr. Sharad Marutrao Patil

(Allottee/s)

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

Place: \_\_\_\_\_

**Annexure-A**

**Stage wise time schedule of completion of the project.**

<b>Sr No</b>	<b>Stages</b>	<b>Date of Completion (Wing 4)</b>
1	Excavation	July'24
2	Basements (if any)	-
3	Podiums (if any)	May'25
4	Plinth	Feb'25
5	Stilt (if any)	-
6	Slabs of super structure	May'27
7	Internal walls, internal plaster, completion of floorings, doors and windows	Nov'27
8	Sanitary electrical and water supply fittings with the said units	Jan'28
9	Staircase, lifts wells and lobbies at each floor level overhead and underground tanks	Dec'27
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	Jan'28
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 agreement for sale, any other activities.	Sep'29
12	Internal roads & footpaths, lighting	Nov'29
13	Water supply	Sep'29
14	Sewerage (chamber, lines, septic tank, STP)	Sep'29
15	Storm water drains	Sep'29
16	Treatment and disposal of sewage and sullage water	Sep'29
17	Solid waste management and disposal	Sep'29
18	Water conservation /rain water harvesting	Aug'29
19	Electrical meter room, sub-station, receiving station	Sep'29
20	Others	-

**Note:** The timelines mentioned in this Annexure are indicative and shall be amended as per applicable laws. Upon execution and registration of the Agreement for Sale, the timelines mentioned therein will become applicable