

ALLOTMENT LETTER

Date: 01-10-2024

To,  
Mr.Hitesh Prakash Tandalekar  
Address: S/O, Prakash Tandlekar, Nate,  
Nate, Raighrh, Maharashtra – 402305  
Telephone/Mobile Number – 8149860266  
Pan Card No.: AONPT5869B  
Aadhar Card No.: 5700 2141 1458  
Email ID: NA

Sub.: Your request for allotment of 1BHK Room No -1105, C - Wing Flat premises in the project known as "The Vaidiki Signature", having Maharashtra Registration No P51700077417.

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 allotted Flat premises bearing No 1105/C admeasuring RERA Carpet area 32.1 and usable carpet area 32.1 (rera carpet) + 2 (Balcony) +1.2 (A.P Area) + 2.2 (Bedroom Balcony 1) + 1.63 (S.A) sq. mtrs situated on 11<sup>th</sup> floor in Building "C" in the project known as "The Vaidiki Signature", having MahaRERA Registration No P51700077417 hereinafter referred to as "the said unit". being developed on land bearing Survey No(s) 45, Hissa No(s) 9/3 at Adivali, Dhokali Village, Taluka Ambernath , Dist. Thane admeasuring RERA Carpet area 32.1 and usable carpet area 32.1 (rera carpet) + 2 (Balcony) +1.2 (A.P Area) + 2.2 (Bedroom Balcony 1) + 1.63 (S.A) sq. mtrs For a total consideration of Rs. 32,61,000/- (Rupees Thirty Two Lakh Sixty One Thousand Only.) Inclusive of GST, stamp duty and registration charges.



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

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s) NA admeasuring NA sq. mtrs equivalent to NA sq ft. /covered car parking spaces(s) at NA level basement/podium bearing No(s) NA, admeasuring NA sq. mtrs equivalent to NA sq.ft/ stlit parking bearing No(s) NA, admeasuring NA sq. mtrs equivalent to NA sq.ft/ mechanical car parking unit bearing No(s) NA admeasuring NA sq mtrs equivalent to NA sq ft. on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

2. 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 and amount of Rs. 51,000/- (Rupees Fifty One Thousand Only) being 1.56% of the total consideration value of the said unit as booking amount/advance payment on 01-October-2024 through cheque No. -949052 . The balance 8.44% of the booking amount/advance payment shall be paid by you in the following manner:

- a) Rs. 2,75,100/- (Rupees Two Lakh Seventy Five Thousand One Hundred Only) on or before 1-November -2024.
- b) Note: The total amount accepted under this clause shall not be more than 8.49% i.e Rs.2,75,100 /- of the cost of the said unit.

B. If you fail to make the balance 8.44% i.e Rs. 2,75,100/- (Rupees Two Lakh Seventy Five Thousand One Hundred Only) of the booking amount/advance payment within the time period stipulated above further action as stated in Clause 8, 9 & 12 hereunder written shall be taken by us as against you.

3. 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/#>

**4. Encumbrances:**

I/We hereby confirm that the said unit is free from all encumbrances(s)/encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

**5. Further payments:**

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

**6. Possession:**

The said unit along with the garage(s)/ covered car parking spaces(s) shall be handed over to you on or before December 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 specially enumerated /stated in the agreement for sale to be entered into between ourselves and yourselves.

**7. 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.

**8. Cancellation of Payment:**

- i. In case you desire to cancel the booking an amount mentioned in the Table hereunder written\* would be deducted and the balance shall be refunded to you without interest 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.	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.

#### 9. 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 Performa whereof is enclosed herewith in terms of Clause 11 hereunder written.

GST/Stamp duty/ LBT/Registration or any other govt charges. Promoter not liable to payback in terms of cancelation

#### 10. Performa of the agreement of sale and binding effect:

The Performa 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 stand in Clause 12.

**11. 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 the 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 is 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 of 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.

**12. 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 registered document.

**13. Headings:**

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

**OFFER: - PRE – EMI Scheme of Rs. 5,551/- till Possession.**

Signature \_\_\_\_\_

Name \_\_\_\_\_

(Promoter(s)/Authorised 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 \_\_\_\_\_

(Allottee/s)

Date:

Place:



Annexure – A

Stage Wise time schedule of completion of project

Sr. No	Stages	% of Completion
1	Excavation	10%
2	Plinth	0%
3	Slab of Super Structure	0%
4	Internal brick work & External brick work plaster	0%
5	External Plumbing, elevation, terrace with waterproofing	0%
6	Staircase & Lift Wells	0%
7	Lifts, Water Pumps, electrical fitting & Entrance lobby	0%
8	Electrical room, & Electricity Supply	0%
9	Rain Water Harvesting	0%
10	Other if any,	0%

