/

ALLOTMENT LETTER SUKRUTI® SURATNA

Date: /2023

To,

Mr./Mrs./Ms. _____
R/o _____
(Address)
Mobile Number _____
Pan Card No. _____
Aadhar Card No. _____
Email ID _____

Sub: Your request for allotment of flat/commercial premises in the project known as **SUKRUTI® SURATNA** having MahaRERA Registration No_____

Dear Sir/Madam,

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/Commercial premises bearing No. _____ admeasuring RERA Carpet area _____ sq.mtrs. situated on ___ floor in building ___ /Wing ____ in the project known as **SUKRUTI® SURATNA** having MahaRERA Registration Number _____ hereinafter referred to as "the said unit" being developed on land bearing Gat No.(s) **339/2/1 (part) Near Sukruti® DreamHomes behind Vatika Ashram and being located at Pimprala Shivar, Jalgaon** Taluka **Jalgaon** Dist. **Jalgaon** admeasuring _____ sq. mtrs. For a total consideration of Rs._____(Rupees._____ only) exclusive of GST, Stamp duty and registration charges.

AND/OR

a) **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 covered car parking space(s) at _____ level basement / ground level bearing No.(s) _____ . The terms and conditions of the use of the same parking space shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves. (Copy of parking plan is attached alongwith which is signed and dated by the Allottee)

OR

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b) Allotment of open car parking:

Further I/we have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ without consideration

1. **Receipt of part Consideration**

I/we confirm to have received from you an amount of Rs._____(Rupees _____ only) being **10 % of the total consideration** value of the said unit as booking amount/advance payment on _____ through _____ . The balance **90%** of booking amount / advance payment shall be paid by you in the following manner :-

Sr.No	Description	Percentage
1.	Amount of Rs...../-(.....) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.	(15% of the total consideration)
2.	Amount of Rs...../- (.....) to be paid to the Promoter on completion of the 1st slab of the building or wing in which the said Apartment is located.	(10% of the total consideration)
3.	Amount of Rs...../-(.....) to be paid to the Promoter on the 2nd slab of the building or wing in which the said Apartment is located.	(5% of the total consideration)
4.	Amount of Rs...../- (.....) to be paid to the Promoter on the 3rd slab of the building or wing in which the said Apartment is located..	(5% of the total consideration)
5.	Amount of Rs...../-(.....) to be paid to the Promoter on completion of the 4th slab of the building or wing in which the said Apartment is located	(5% of the total consideration)
6.	Amount of Rs...../-(.....) to be paid to the Promoter 5th slab of the building or wing in which the said Apartment is located.	5% of the total consideration
7.	Amount of Rs...../-(.....) to be paid to the Promoter 6th slab of the building or wing in which the said Apartment is located.	((5% of the total consideration)
8.	Amount of Rs...../-(.....) to be paid to the Promoter 7th slab of the building or wing in which the said Apartment is located.	((5% of the total consideration)
9.	Amount of Rs...../-(.....) to be paid to the Promoter on completion of the brickwork, and internal plaster of the said apartment allotted as per the said agreement	(10% of the total consideration)
10.	Amount of Rs...../-(.....) to be paid to the Promoter on completion of the flooring of the said floor at which apartment is according to agreement.	(10% of the total consideration)
11.	Amount of Rs...../-(.....) to be paid to the Promoter on installation of doors, windows, CP & electrical fittings of the	(10% of the total consideration)

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	said floor at which flat / Apartment is allotted according to agreement to sale.	
12.	Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of an occupancy certificate or completion certificate and the subsequent execution of Conveyance/Sale Deed.	Balance % of the total consideration

2. **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 website address of MahaRERA is **https://maharera.mahaonline.gov.in/**

3. **Encumbrances:**

I/we hereby confirm that the said unit is free from all encumbrances and I/we hereby further confirm that no encumbrance(s) shall be created on the said unit other that created by the bank/HFC from whom the client/customer/allottee has taken Home Loan..

4. **Further Payments:**

Further payment towards the consideration of the said unit along with all ancillary charges including but not limited to GST, Society Corpus Funds etc shall be made by you, in the manner and at the time as well as on the terms and condition as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

5. **Possession:**

The said unit along with the covered car parking spaces(s) shall be handed over to you on or before _____ subject to the payment of the complete consideration amount of the said as well as of all ancillary charges including but not limited to GST, Society Corpus Funds etc in the manner and at the times as well as per the terms and condition as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

6. **Interest Payment:**

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be as per the State bank of India highest marginal cost of lending rate plus two percent.

7. **Cancellation of Allotment:**

i- In case you desire to cancel the booking an amount mentioned in the Table hereunder written will be deducted and the balance amount due to payable shall be refunded to

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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	After 61 days from issuance of the allotment letter	2% of the cost of the said unit.

In case 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 State bank of India highest marginal cost of lending rate plus two percent.

8. **Other Payments:**
You shall make the payment of GST, stamp duty and registration charges, society corpus fund as applicable and such other payments as more specifically mentioned in the agreement for sale to be entered between both the parties.

9. **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 **1 month** from the date of issuance of this letter The said period of **1 month** 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 **1 months** from the date of issuance of this letter or within such 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 9 (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 landing rate plus two percent.

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13. Validity of allotment Letter:

This allotment letter shall not be construed it 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 condition of the said registered document.

14. Heading:

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

Signature .....
Name .....
Date .....
Place .....

CONFIRMATION & ACKNOWLEDGEMENT

I/we heve read and understood the contents of this allotment letter and the Annexure. I/we hereby agree and accept the terms and condition as stipulated in this allotment letter

Signature .....
Name .....
(Allottee/s)

Date: .....
Place: .....

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Annexure A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	1st January 2024
2	Basements (if any)	1st December 2023
3	Podium (if any)	N/A
4	Plinth	1st May 2024
5	Stilt (if any)	1st May 2024
6	Slab of Superstructure	1st August 2025
7	Internal wall, Internal Plaster, Completion of Flooring, Door & Windows.	1st March 2026
8	Sanitary Electrical and Water Supply Fitting within the said units.	1st March 2027
9	Saircase, Lift well and lobbies at each floor level overhead and underground water tanks.	1st March 2027
10	External Plumbing and External Plaster, Elevation, Completion of terrace with waterproofing.	1st March 2027
11	Installation of Lift, Water pumps, Firefighting, Fitting and equipment, electrical fitting, mechanical equipment, finishing to entrance lobby/s. plinth protection, paving of areas, Appurtenant to Building/Wing, Compound wall and other, requirements as may be required to complete project as per specification in agreement of sale, other activities.	1st March 2027

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12	Internal Road and Footpaths, Lighting.	1st March 2027
13	Water Supply	1st March 2027
14	Sewerage (Chamber, Lines, Septic Tanks, STP)	1st March 2027
15	Storm Water Drains	1st March 2027
16	Treatment and Disposal of Sewage and Sullage Water	1st March 2027
17	Solid Waste Management & Disposal	1st March 2027
18	Water Conservation / Rain Water Harvesting	1st March 2027
19	Electrical Meter / Space / Panel	1st March 2027
20	Other.	N/A

For **SURATNA INFRA LLP**

Authorized Signatory

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