

JK Elegance

Shop No. 29/30., Deshpande Market,
Near New Bus Stand., Jilha Peth., Jalgaon
Ph No. 0257 2229995 Mob No. 9420558944.
Mail Id jkelegance23@gmail.com

Allotment Letter

Date:

To, Mr/Mrs./Ms.....
R/o (Address)
Telephone/ Mobile number Pan Card No.:
Aadhar Card No.:
Email ID:

Sub: Your request for allotment of commercial premises / flat/Offices/Shops in the project known as

"JK ELEGANCE" having MahaRERA Registration No _____

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 ___ BHK flat/Offices/Shops/commercial premises bearing No. ___ admeasuring RERA Carpet area ___ sq. mtrs equivalent to ___ sq.ft. situated on floor in Building ___ Tower ___ Block ___/Wing ___ in the project known as Om Residency / having MahaRERA Registration No. ___ hereinafter referred to as "the said unit", being developed on land bearing CSN 5241/1, Part 8953 of Mehrun Shivar, Jalgaon 425001. admeasuring ___ sq. mtrs. for a total consideration of Rs. in figures (Rupees. in words only) exclusive of GST, stamp duty and registration charges.

2. Allotment of garage/covered parking space:

Further we have the pleasure to inform you that you have been allotted along with the said unit, garage/covered car parking space at _____. Level basement/podium/stilt/mechanical car parking unit bearing NO. _____ admeasuring _____ sq.ft. having _____ ft. length x _____ ft. breadth x _____ ft. vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

Allotment of open car parking

Further we have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ having _____ ft. Length x _____ ft. breadth without consideration.

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____ figures (Rupees. _____ in words only), being % of the total consideration value of the said unit as booking amount /advance payment on dd/ mm/ yyyy, through mode of payment.

The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, The Jalgaon Peoples Co-Op Bank Ltd., M.J. College Branch having IFSC Code JPCB0000007 situated at MJ College campus. In addition to the above bank account, we have opened in same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 00710000000131 and 00110000000258 respectively.

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 stated in Annexure – A attached herewith and
- iii) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

5. Encumbrances:

We hereby confirm that the said unit are free from encumbrances and we hereby further affirm that for any subsequent encumbrance on the said land will be informed to the allottees.

6. Further payments:

Further payments towards the consideration of the said unit as well as of the garage(s)/covered car 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 shall be handed over to you on or before 30/09/2027 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 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 hereunderwritten* 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
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 ~~para~~ 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.

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, 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 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 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 construction of the various Clauses of this allotment letter.

For JK Elegance

JK ELEGANCE

Kishor J Mahajan
PARTNER

Kishor J Mahajan
Partner

Place: Jalgaon

Date:

CONFIRMATION & ACKNOWLEDGEMENT

We have read and understood the contents of this allotment letter and the Annexure. 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 the project

Sr No	Stages	Date Of completion
1	Excavation	100% complete
2	Basements (if any)	31/12/2024
3	Podiums (if any)	N/A
4	Plinth	31/03/2025
5	Stilt (if any)	N/A
6	Slabs of super structure	30/09/2026
7	Internal walls, internal plaster, completion of floorings, doors and windows	31/03/2027
8	Sanitary electrical and water supply fittings within the said units	31/08/2027
9	Staircase, lifts wells and lobbies at each floorlevel overhead and underground water tanks	31/08/2027
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	31/03/2027
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 of sale, any other activities.	30/09/2027
12	Internal roads & footpaths, lighting	N/A
13	Water supply	N/A
14	Sewerage (chamber, lines, septic tank, STP)	30/09/2027
15	Storm water drains	N/A
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.	30/09/2027
20	Others	N/A

For JK Elegance

JK ELEGANCE

Kul Jambh

PARTNER

Kishor J Mahajan

Partner

Place : Jalgaon

Date :