

D. B. DEVELOPERS

Unit No. 3 & 4 XL Plaza 3rd Floor Near Jain Temple IIT Main Gate Powai
Mumbai – 400076. Tel: 25798011 / 25779034

Date: 14/09/2021.

To,

Mrs. Shaheda Mohd. Aarzoo Karkhi

4B/303 Aghadi Nagar Housing

Aghadi Compound Dargah Cross Road

Sonapur Bhandup (W)

Mumbai -400078

Mobile Number: 9221081841

Pan Card No. AWVPK0166E

Aadhar Card No. 6990 0900 7260

Email ID: arzookarkhi@gmail.com

Sub: Your request for allotment of flat / commercial premises / plot in the project known as “Devkrupa”, having MahaRERA Registration No. P51600017010.

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 **SHOP** BHK flat/villa/bungalow/ commercial premises bearing No.9 admeasuring RERA Carpet area **21.38** sq. mtrs. equivalent to **230** sq.ft. situated on Ground floor in Building “DEVKRUPA” / Tower _____ / Block ____/ Wing _____ in the project known as “DEVKRUPA” having MahaRERA Registration No. P51600017010 hereinafter referred to as “the said unit” being developed on land bearing C.S. No(s) / CTS No.(s) 863/7 Final Plot No(s) -/Survey No(s), Hissa No(s) / Gat No(s) / Khasra No.(s)_ _/ Plot No.(s) lying and being at Igatpuri Village & Taluka Igatpuri , Dist Nashik admeasuring **21.38** sq.mtrs. for a total consideration of Rs.855000/- (Rupees Eight Lakh Fifty Five Thousand only) exclusive of GST, stamp duty and registration charges.

2.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) **9** admeasuring **21.38** sq.mtrs equivalent to **230** sq.ft. /covered car parking space(s) (No Parking) _____ level basement / podium bearing No. (s) _____ admeasuring _____sq.mtrs. equivalent to _____sq.ft./ stilt parking bearing No(s) _____ admeasuring _____sq.mtrs equivalent to _____ sq.ft. / mechanical car parking unit bearing No.(s)

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_____ admeasuring _____ sq.mtrs. equivalent in the agreement for sale to be entered into between ourselves and yourselves.

3.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.750000/- (Rupees Seven Lakh Fifty Thousand Only) being approx. 88 % of the total consideration value of the said unit as booking amount/ advance payment on 14/09/2021 through Cheque . The balance approx. 12% of the booking amount/ advance payment shall be paid by you in the following manner.
- a) Rs. 105000/- (Rupees One Lakh Five Thousand only) on or before 28/02/2022
- B. If you fail to make the balance 12 % of the booking amount / advance payment within the time period stipulated above further action as stated in Clause 12 hereunder written shall be taken by us as against you.

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 garage(s) / covered car parking spece(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.

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7. Possession :

The said unit along with the garage(s) / covered car parking spaces(s) shall be handed over to you on or before 25/03/2022 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 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 if 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;

- 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

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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.
- 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 yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered document.

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14.Headings:-

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

For D. B. DEVELOPERS


Partners

Name: Vivek L. Singh

Email Id: dbdevelopers15@gmail.com

Date: 14/09/2021.

Place: Mumbai

CONFIRMATION & ACKNOWLEDGEMENT

I/we have read and understand 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.



Name : Mrs. Shaheda Mohd. Aarzoo Karkhi
(Allottee)

Date: 14/09/2021

Place: Mumbai