Shree Jaimalhar Enterprises
Something is Precious in life

DATE:

ALLOTMENT LETTER

To,

Mr/Mrs. _____

Address _____

Tel/Mob no _____

Pan card no _____

Aadhar card No._____

Email id ; _____

Sub: Your Request for allotment of Flat/Shop in the project Known as SIDDHESHWAR HEIGHTS Having MahaRERA Registration no : P51700008224.

Sir/Madam,

1. **Allotment of the Said Unit:**

This has reference to your request referred at the above subject. In that regards we have the pleasure to inform that you have been allotted a ___BHK/shop bearing No. _____admeasuring RERA Carpet area _____sq.mts equivalent to _____sq.ft situated on ____floor in wing B in the project known as SIDDHESHWAR HEIGHTS having mahaRERA Registration no. P51700008224. hereafter referred to as a "said unit" being developed on the land bearing S.NO 26, H.No 1 To 6.Manda, Titwala (west)421605 Tal -Kalyan ,Dist -Thane , admeasuring _____sq.mts for a total consideration of Rs._____ (Rupees _____only)exclusive of GST, stamp Duty and registration charges.

2. **Allotment of stilt parking space:**

Further we have pleasure to inform you that you have been allotted along with the said unit stilt parking bearing No._____ admeasuring ___sq.mts equivalent to _____sq.ft on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3.**Receipt of Part Consideration:**

We confirm to have received from you an amount of Rs._____(Rupees _____only)being __% of the total consideration value at the said unit as booking amount /advance payment on _____ date through _____ (Neft/Rtgs/Chq).

4. **Disclosure of information:**

we have made available to you the following information namely :

a) The sanction plan, Layout plan along with specifications approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website.

b) 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

c) The website address of MahaRERA is https://maharera.mahaonline.gov.in/#.

5. **Encumbrances:**

we here by confirm that the said unit is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said unit.

6. **Further Payment:**

Further payment towards the consideration of said unit as well as of stilt car parking space shall be made by you.in the manner and the time s 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 stilt parking space shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as well as the Stilt parking space 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 Landing Rate Plus two percent.

9. **Cancellation of payment:**

a. 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 with in 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 the issuance of allotment letter.	NIL
2	Within 30 days from the issuance of allotment letter.	1 % of the total cost of said unit.
3	Within 60 days from the issuance of allotment letter.	1.5 % of the total cost of said unit.
4	After 60 days from the issuance of allotment letter.	2 % of the total cost of said unit.

b) In the event the amount due and payable in clause **a** above is nor refunded with in 4 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 Landing Rate Plus two percent.

10. Other payments:

You shall be making the payment of GST, Stamp duty and registration charges.as applicable and such other payments as more specifically mention in the agreement for sale. The Performa whereof is enclosed herewith in terms of Clause 11 hereunder written.

11. Performa of the agreement for 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 Performa 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 no 12.

12.**Execution and registration of the agreement for sale:**

a) You shall execute the agreement for sale and appear for registration of the same before the concerned Sub -Register with in a period of 2 months from the date of assuance of this letter or within such period as may be communicated to you.

b) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Register with in the stipulated period of 2 months from the date of this letter or with in such period as may be communicated to you, we shall be entitled to serve upon 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 on expiry of the notice period.

c) in the event the balance amount due and payable in Clause 12 b) 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.

13. **Validity of allotment letter**

This allotment letter shall not be constructed 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.

_____

(Mr.JOGESH H PARASIYA)

Date:

Place:

CONFIRMATION OF ACKNOWLEGEMENT

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 of Allottee/s)

Date : _____

Place: _____

Annexure- A

Stage wise time schedule of completion of the project.

Sr.no	Stages	Date of Completion
1	Excavation	Completed
2	Plinth	Completed
3	Slabs of Superstructure	Completed
4	Internal walls, internal plaster, completion of flooring, doors and windows	Completed
5	Sanitary, electrical and water supply fittings within the said units	Completed
6	Staircase, lift wells and lobbies at each floor level, overhead and underground water tanks	Completed
7	External plumbing and external plaster, elevation, completion of terraces water proofing.	Completed
8	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment. Finishing to entrance lobby/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.	Completed
9	Water supply	completed
10	Sewerage (chamber, lines, septic tank)	Completed
11	Storm water drains	Completed
12	Water conservation/rain water harvesting	Completed
13	Electrical meter room, sub- station	Completed