J. B. CONSTRUCTIONS

Office : F1-F2, Shree Parshwa Ind. Premises CHS, V.P.Road, Pendse Nagar, Dombivli (E) - 421 201

Deviation Report with Respect to Flat Allotment Letter

Date: - 24/01/2024

I, **Shripad S. Joshi** Partner of **J. B. Constructions** do hereby solemnly declare, undertake and state as under that there are no Deviation in our Draft Flat Allotment Letter.

Project Name :- Raghukunj CHS Ltd. Khandkar Lane, Tilak Nagar, Dombivli (East) – 421201,Taluka Kalyan, District Thane.

City Survey No. 10094A, 10094B, 10095 10096, 10097,10098,10099,10100, Gajbandhan Patharli,

For J. B. Constructions

Shripad S. Joshi
Partner
Place: - Dombivli

J. B. CONSTRUCTIONS

Office : F1-F2, Shree Parshwa Ind. Premises CHS, V.P.Road, Pendse Nagar, Dombivli (E) - 421 201

Date: - _____

To,

Mr/Mrs./Ms:- _____

R/ o: - _____

Mobile No. :- _____

Pan Card No.:- _____

Aadhar Card No.:- _____

Email ID: - _____

Sub: Your request for allotment of flat in the project known as Raghukunj CHSL. 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, we have the pleasure to inform that you have been allotted a_____ BHK flat commercial premises bearing No._____ admeasuring RERA Carpet area_____ sq. metres equivalent to sq.ft. situated on floor in Building **Raghukunj CHSL.**Block _____ Wing _____ in the project known as **M/s. J.B. CONSTRUCTIONS** having MahaRERA Registration No._____ hereinafter referred to as "the said unit", being developed on land lying being and situate at Khandkar Lane, Tilak Nagar, Dombivli East **bearing Survey No.** 10094A, 10094B, 10095 10096,10097,10098,10099,10100, **lying and being at** Khandkar Lane, Tilak Nagar, Dombivli East **Taluka– Kalyan District – Thane** admeasuring _____ sq. metres. for a **total consideration of Rs._____/(Rupees_____ _____ only) exclusive of GST, stamp duty and registration charges.**

2. Allotment of Stilt and covered parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said unit, Stilt/covered car parking space atGround level bearing No(s)_____ admeasuring_____ sq. metres 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. in words only),** being___ **%** of the total consideration value of the said unit as booking amount /advance payment on dd/ mm/yyyy, through **NEFT/Cheque/Cash**.

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 is free from all encumbrances and 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 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 along with the covered car parking spaces(s) shall be handed over to you on or before **31st January, 2026** subject to the payment of the consideration amount of the said unit as well as of the 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 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 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

iii) 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.

Shripad Shriniwas Joshi

Email ID:- shripad.joshi67@gmail.com

Date:_____

Place:Dombivali

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.

Name: -

Date: -

Place: -Dombivli

Sr. No.	Stages	Date of Completion
1	Excavation	15/02/2024
2	Plinth	15/04/2024
3	Stilt	15/05/2024
4	Slabs of super structure	31/01/2025
5	Internal walls, internal plaster, completion of floorings, doors and windows	30/04/2025
6	Sanitary electrical and water supply fittings within the said units	30/06/2025
7	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	15/07/2025
8	External plumbing and external plaster, elevation, completion of terraces with water proofing.	15/08/2025
9	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.	15/10/2025
10	Internal Roads &Footpaths, Lighting	-
11	Water supply	15/12/2025
12	Sewerage (chamber, lines, septic tank, STP)	15/12/2025
13	Electrical meter room, sub-station, receiving station.	15/12/2025

Annexure – A

Stage wise time schedule of completion of the project

Promoter(s)/ Authorized Signatory

For J. B. CONSTRUCTIONS

Partner