To,

Mr./MRS./Miss: -

R/o: -

(Address)

Telephone/ Mobile No.: -

PAN Card: -

Aadhar Card: -

Email ID: -

Sub: - Your request for allotment of flat/ commercial premises/ Plot in the project known as Proposed Trinity(Shashank and Saptashrung) CHS, having MahaRERA Registration NO. _____

Sir/Madam,

1. **<u>Allotment of the said Unit: -</u>**

This has reference to your request referred at the above subject. In that regards , I / we have the pleasure to inform that you have been allotted a _____BHK Flat/commercial Premises Bearing no. _____admeasuring RERA Carpet area _____Sq.Meters equivalent to _____Sq Feet Situated on _____Floor in the building known as proposed Trinity(Shashank and Saptashrung)CHS having Maha RERA registration No. _____hereinafter referred to as the "said Unit", being developed on the land bearing Shashank Co-operative Society Ltd. Registered under Co-operative Societies Act, 1960 having registration no. TNA/HSG/919 OF 1976 dated 18/8/1976 is the owner of the piece of parcel of non-agricultural land admeasuring 1601 Sq Yards or thereabouts equivalents to 1334 Sq. Mts. (as per conveyance deed), 1347 sq.mtrs as per 7/12 extract and or thereabouts bearing old survey no. 20, new survey no. 65 Hissa No. 5 part mouje Navi Dombivali and situate lying and being at

Dombivali (West) within the limits of Dombivali Municipal Corporation Taluka-Kalyan and Sub registration District Kalyan, District and registration District Thane Sub -District Dombivali. **(hereinafter referred to as Plot No. 1)**

WHEREAS Saptshrung Co-operative Society Ltd. Registered under Co-operative Societies Act, 1960 having registration no. TNA/HSG/615 OF 1975 dated 07/01/1975 is the owner of the piece of parcel of non-agricultural land bearing old survey no. 20, new survey no. 65 Hissa No. 5 i.e. total 833 sq. mtrs., lying and being and situated at village- Navi Dombivali and situate lying and being at Dombivali (West) within the limits of Dombivali Municipal Corporation Taluka-Kalyan and Sub registration District Kalyan, District and registration District Thane Sub -District Dombivali. **(hereinafter referred to as Plot No. 2)** total consideration of RS._____(Rs. _____) exclusive of GST, Stamp Duty and Registration Charges.

2. **Allotment of Garage/ Covered Parking Places:** -
   Further I/we have the pleasure to inform you that you have been allotted along with the said Unit Covered Parking Places at _____level basement / Podium bearing number _____admeasuring _____ Sq. Meters equivalent to _____Sq Feet /stilt Parking bearing no _____admeasuring _____ Sq. Meters equivalent to _____Sq Feet/ mechanical Car Parking bearing number _____admeasuring _____ Sq. Meters equivalent to _____Sq Feet on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and Yourselves .

OR

2. **Allotment of Open Car Parking: -**

   Further I/we have the pleasure to inform you that you have been allotted an open car parking bearing number _____ without consideration.

3. <u>Receipt of Part Consideration: -</u>

I/We confirmed to have received form you an amount of Rs. _____(Rupees_____) (this amount shall not be more than 10% of the cost of the said unit) being _____% of total consideration value of the said unit as booking amount/ advance payment on _____through _____ (Mode of Payment)

OR

3 <u>Receipt of Part Consideration</u>: -

A. You have requested us to considered payment of the booking amount /advance payment in stages which request has been accepted by us and accordingly I/We confirmed to have received from you and amount of Rs_____(Rupees_____) being _ % of the total consideration value of the said unit as booking amount /advance payment on_____through _____(Mode of Payment). The Balance_____% of the booking amount / advance payment shall be paid by you in the following manner: -

a) Rs._____(Rupees_____) on or before _____
b) Rs._____(Rupees_____) on or before _____
c) Rs._____(Rupees_____) on or before _____
d) Rs._____(Rupees_____) on or before _____

Note: the total amount accepted under this clause shall not be more than 10% of the cost of the said Unit.

B. If you feel to make the balance _____% 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. <u>Disclosers of the information</u>: -

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 been also uploaded on Maha RERA Website

ii) The stage wise time schedule of completion of the project including the provision for civic infrastructure like Water, Sanitation and Electricity is as stated in _____ attached herewith and

iii) The website address of Maha RERA is https://maharera.mahaonline.gov.in/#

5. Encumbrances: -

I /we have created the following encumbrance (s) attached with caveats as enumerated hereunder on the said unit.

a)

b)

c)

6. Further Payments: -

Further payments towards the consideration of the said unit as well as the of the covered car parking spaces shall be made by you, in the manner and at the times 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

7. Possession: -

The said unit along with covered car parking place shall be handed over to you on or before 31/8/2028 subject to the payment of consideration amount of the said unit as well as of the covered car parking spaces in the manner and at the time 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.

8. Interest payments: -

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be state Bank of India highest Marginal costs lending rate plus 2%

9. <u>Cancellation of Allotment: -</u>

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. <u>Other Payments: -</u>

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 where of is enclosed herewith in terms of clause 11 hereunder written.

11. <u>Proforma of the agreement for sale and binding effect: -</u>

The proforma of the agreement for the sale to be entered in to 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. <u>Execution and registration of the agreement for a sale: -</u>

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 form 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

*In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage, installment the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the table enumerated in clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases were booking amount is collected in stages.

ii) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub- Register within the stipulated period 2 months form the date of issuance of this letter or within such period as may be communicated to you, I/we shall be entitled to sever upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15 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 the 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. <u>Validity of allotment letter: -</u>

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 the allotment of the said unit thereafter shall be covered by the terms and conditions of the said registered documents.

14. <u>Headings: -</u>

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

Signature: -

Name Girish Shrikrishna Marathe

Partner of Radhika Construction Company

Email id Trinitysitewest@gmail.com

Date: -

Place: - Dombivali

CONFIRMATION AND ACKNOWLEGEMENT

I/we have read and understood the content of this allotment letter and the annexure. I/ We hereby agree and accept the terms and conditions as stipulated in this allotment letter

Signature _____

Name _____

(Allottee)

Date: -

Place: -

Annexure -A

Sr no.	Stage	Date of Completion
1	Excavation	**25th Feb. 2024**
2	Basements (if any)	**N.A.**
3	Podiums (if any)	**N.A.**
4	Plinth	**30 March 2024**
5	Stilt (if any)	**28 May 2024**
6	Slabs of super structure	**July 2025**
7	Internal walls, internal plaster, completion of flooring, doors and windows	**Dec 2025**
8	Sanitary, electrical and water supply fittings within the said unit	**Feb 2025**
9	Stair case, lifts wells and lobbies at each floor level overhead and underground water tanks	**August 2025**
10	External plumbing and external plaster, elevation, completion of terraces with water proofing	**Dec. 2025**
11	Installations of lifts water pumps, fire fittings and equipment's, electrical fittings, mechanical equipment's, finishing to entrance lobby /s, plinth protection, paving of areas appurtenant building / wing, compound wall and all other requirements as may be required to complete the project as per specification in agreement of sale, any other activities	**August 2026**
12	Internal roads and footpaths and lighting	**N.A.**
13	Water supply	**After Obtaining O.C.**
14	Sewerage (chamber/lines, septic tanks, STP)	**August 2025**
15	Storm water drains	**August 2025**
16	Treatment and disposal sewage and sullage water	**N.A.**
17	Solid waste management and disposal	**N.A.**
18	Water conservation / rain water harvesting	**August 2026**
19	Electrical meter room / substation, receiving station	**April 2026**
20	Others	**Dec.2026**

Promoter(s)/ Authorized Signatory