



Sairaj Construction¹

Builders & Developers

303 Krupasindu Buldg. Opp. Mahalaxmi Mandir, Badlapur - Ambernath Rd., Near Bus Depo (W)
Mob. 9850630027 / 7385300532 | Email:- maheshvishe1976@gmail.com

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

Date:- 04/05/2024

Sub: "Allotment Letter" of project **"Om Gurukrupa Co-Op Hsg Soc Ltd."**
having Maha RERA 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 _____ flat bearing No. _____ admeasuring RERA Carpet area _____sq.mtrs equivalent to _____sq.ft. on _____ floor, in the project known as **"Om Gurukrupa Co-Op Hsg Soc. Ltd."** having MahaRERA Registration No. _____ - hereinafter referred to as "the said unit", being redeveloped on land bearing CTS/CS Old Survey No. - 20, Hissa No-7/8, Plot No- 10, (New Survey No.20/8) at village- Kulgaon, Taluka-Ambernath, Dist-Thane-421503, for a total consideration of Rs _____/-(Rupees _____)exclusive of GST, Reg & stamp duty and other charges.

2. Allotment of open Parking :-

Further I/We have the pleasure to inform you that you have been allotted an open parking as per KBMC rules.

3. Receipt of part consideration:-

A. I/ we confirm to have received from you an amount of Rs _____ (Rupees _____) in word being 10% of the total consideration value of the said unit as booking amount on _____, through _____

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 _____



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B. if you fail 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. 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 shall be made by you, in the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves. (i.e As per RERA payment Schedule) with applicable government charges. i.e GST, and other Tax Leaves by Central and State government.

7. Possession:-

The said unit shall be handed over to you on subject to the payment of the consideration amount with applicable government charges (Total Flat Cost) of the said unit in the manner and at the times as well as per the terms and conditions as more specifically stated in the agreement for sale to be entered into between ourselves and yourselves.



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Ref. No **8. Interest payment:-**

Date:- 04/05/2024

In case of delay in making any payments, you shall be Liabile 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	After 16-30 days from issuance of the allotment letter	1% of the cost of said unit
3	Within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of said unit
4	After 61 days from issuance of the allotment letter	2% of the cost of said unit

(Note - Conditions applied as per booking term)

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 at the rate which shall be State bank of India highest Marginal Cost of Lending Rate plus two percent.

10. Other Payment :-

You shall make the payment of GST, stamp duty and registration and other charges, as applicable and such other payments if any.

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.



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Date:- 04/05/2024

12. Execution and registration of the sale :-

i) You shall execute the agreement for sale within such period as may be communicated to you after completing all the loan sanctioned process if any. or a period of 1 months from the date of issuance of this letter *The said period of 1 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 days which if not complied, the promoter shall be entitled to cancel this allotment letter. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where 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-Registrar within the stipulated period 1 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 cancelled 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.

Date -

Place -Badlapur

SAIRAJ CONSTRUCTION

Authorized Signatory
(sairajconstruction6@gmail.com)



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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.

Signature _____

Name - _____

(Allotee/s)

Date - _____

Place - _____



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Ref. No.

Annexure - A

Date:- 04/05/2024

Stage wise time schedule of completion of the project

Sr. No	Stages	Date of Completion
1	Excavation	-
2	Basements (if any)	NA
3	Podiums (if Any)	NA
4	Plinth	-
5	Stilt Floor (if any)	-
6	Slabs of Super Structure	-
7	Internal walls, Internal Plaster, Completion of Floorings, doors windows	-
8	Sanitary, Electrical and water supply Fittings within the said units	-
9	Staircases, Lifts Wells, Lobbies at each Floor level Overhead and Underground Water Tanks	-
10	external plumbing, external plaster, elevation, completion of terraces with waterproofing	-
11	Installation of lifts, water pumps, Fire Fighting 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 specification in agreement of sale, any other activities.	-
12	Internal Road and footpaths lighting	-
13	Water supply	-
14	Sewerage (chamber, line, septic tank, STP)	-
15	Storm water drains	-
16	Treatment and disposal of sewage and sullage water	-
17	Solid waste management and disposal	-
18	Water conservation / rain water harvesting	-
19	Electrical Meter Room, substation, receiving station	-
20	Other / Possession	-

M/s Sairaj Construction

SAIRAJ CONSTRUCTION

[Signature]
PARTNER

Authorized Signatory