Mob : 98926 80018

Mayur Construction Co.

BUILDERS & DEVELOPERS

C/G-01/02, Shalini Complex, Opp. Garden City, Deepak Hospital Road, Mira Road, (E). Dist. Thane- 401107

Allotment Letter

Date:27/03/2024

To,
Mr. /Mrs. /Ms. _____
R/o_____(Address)
Telephone/Mobile Number .....
Pan Card No.:
Aadhar Card No.:
Email lD:

Sub: Your request for allotment of flat /commercial premises/Shop in the project known as " **SHREE NANDKUMAR MAHADEV ASHRIWAD** ", 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, I/ We have the pleasure to inform that you have been allotted a____BHK flat/commercial premises/ Shop bearing No.___admeasuring RERA Carpet area_____sq. mtrs equivalent to _____sq. ft. situated on_____floor in Wing_____in the project known as **SHREE NANDKUMAR MAHADEV ASHRIWAD**, having MahaRERA Registration No._____hereinafter referred to as "the said unit", being developed on land bearing Plot bearing **OLD S NO 236, NEW S NO 30, HISSA NO 07, 10 & 11, OLD S NO 237, NEW S NO 186, HISSA NO 3 & OLD S NO 241, NEW S NO 34, HISSA NO 6 &10** Village – **NAVGHAR**, Taluka- **THANE**, Dist.- **THANE**. in Mira-Bhayander exclusive of GST, stamp duty and registration charges.

2. **Allotment of parking space(s):**

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, covered car parking space(s) at___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. on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves yourselves.

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3. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs._____(Rupees _____only), (This amount shall not be more than 10% of the cost of the said unit) being_% of the total consideration value of the said unit as booking amount /advance payment on __/____/_____, through _____

4. Disclosures of information:

I/We have made available to you the following information namely: -

1. The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and have also been uploaded on MahaRERA website.
2. 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
3. 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 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_____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:

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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.

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.

i. 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.

5. 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.

6. Headings:

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

Signature .....

Name: **MAYUR CONSTRUCTION CO.**through
its Proprietor Mr. MANISH NANDKUMAR
PATIL (Promoter(s)/Authorized Signatory)
(Email Id.)

Date: .....

Place: .....

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CONFIRMATIOM & 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 _____

(Allottee/s)

Date: .....

Place: .....

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Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1	Excavation	
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	
6	Slabs of super structure	
7	Internal walls, internal plaster, completion of floorings, doors and windows	
8	Sanitary electrical and water supply fittings within the said Units	
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	
11	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.	
12	Internal roads & footpaths, lighting	
13	Water supply	
14	Sewerage (chamber, lines, septic tank, STP)	
15	Storm water drains	
16	Treatment and disposal of sewage and sullage water	

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17	Solid waste management & disposal	
18	Water conservation / rain water harvesting	
19	Electrical meter room, sub-station, receiving station.	
20	Others	

Promoter (s) / Authorized Signatory