SHRADDHA
LANDMARK
CONSTRUCTING VALUE

From,

Date : ___/___/2019

C / O : M/S. SHRADDHA LANDMARK PVT LTD.
301/,Sai Heritage,
Above Axis Bank, Tilak Road,
Ghatkopar East,
Mumbai – 400 077.
&
M/S. SHRADDHA LANDMARK PVT LTD.
A/309,Kanara Business Centre,
Laxmi Nagar,
Ghatkopar East,
Mumbai – 400 075.

To,

_____

Dear Sir,

Sub : Letter of Allotment

Ref : Your request for booking of **Flat No**. -_____ ,on the ___ **floor** admeasuring, ___ **BHK** , _____ **Sq.ft** (Rera Carpet area) in the building being constructed and to be known as "**SHRADDHA PINNACLE**", the plot of land bearing Survey No 113(Pt), CTS No 352(Pt), 352/18 to 25, Village Hariyali, Taluka Kurla, Mumbai Suburban District (hereinafter referred to said Land) situated at Building No 14, Tagore Nagar, Vikhroli (E), Mumbai 400083, admeasuring about 881.88 Sq mts, registered at the Registration Sub-District and District of Mumbai City and Mumbai Suburban.**(Annexure A)**

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This is to confirm and record that **Flat No.** _____ (hereinafter shall be referred as the **"said Flat"**) on _____ **Floor** admeasuring , ___**BHK** , ____ sq.ft carpet area as per the RERA (as per SRA sanctioned plan the carpet area of the said Flat is ____ square meters i.e. _____(square feet) situated in the building known as **"SHRADDHA PINNACLE"** to be constructed on the property the plot of land bearing Survey No 113(Pt), CTS No 352(Pt), 352/18 to 25, Village Hariyali, Taluka Kurla, Mumbai Suburban District (hereinafter referred to said Land) situated at Building No 14, Tagore Nagar, Vikhroli (E), Mumbai 400083, registered at the Registration Sub-District and District of Mumbai City and Mumbai Suburban (hereinafter shall be referred as "said Premises") for the said Flat at Or for the lump sum consideration of **Rs.**_____ **/-** **(Rupees** _____ **Only)** & in **"SHRADDHA PINNACLE"** (shall be allotted to you.

Based on the above purchase price or consideration amount, you will make the payment of the purchase price or consideration amount in the following manner:-

(a)	Rs.	10%	At the time of Booking;
(b)	Rs.	10%	At time of Excavation/Footing.
(c)	Rs.	10%	Within ____ days after execution of agreement;
(d)	Rs.	15%	Within ____ days intimation of Completion of the plinth.
(e)	Rs.	4%	Within ____ days intimation of Completion of the 1st (First) slabs;
(f)	Rs.	3%	Within ____ days intimation of Completion of the 4th (Fourth) slabs;
(g)	Rs.	3%	Within ____ days intimation of Completion of the 7th (Seventh) slabs;
(h)	Rs.	3%	Within ____ days intimation of Completion of the 10th (Tenth) slabs;
(i)	Rs.	3%	Within ____ days intimation of Completion of the 13th (Thirteen) slabs;
(j)	Rs.	3%	Within ____ days intimation of Completion of the 16th (Sixteenth) slabs;
(k)	Rs.	3%	Within ____ days intimation of Completion of the 19th (Nineteenth) slabs;

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(l)	Rs.	3%	Within ____ days intimation of Completion of the 22nd (Twenty-Two) slabs;
(m)	Rs.	5%	Within ____ days intimation of completion of the walls, internal plaster, floorings, doors and window of the said Flat;
(n)	Rs.	5%	Within ____ days intimation of completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat.;
(o)	Rs.	5%	Within ____ days intimation of completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the said building or wing in which the said Flat is located.
(p)	Rs.	5%	Within ____ days intimation of completion of the lift, water pumps, electrical fittings, electro, mechanical and environment requirement, entrance lobbys, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of Sale of the said building or wing in which the said Flat is located.
(q)	Rs.	10%	(Balance amount) against and at the time of handing over of the possession of the said Flat to the Purchaser on or after the receipt of the occupation certificate or completion certificate.

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The Flat Purchaser/s agree and bind themselves on or before the delivery of the possession of the said premises, to pay to the Promoters the following amount. **(Annexure B)**

(1) Rs. 1000/- (Rupees One Thousand Only) for share money, application entrance fee of the Society.

(2) Rs. 25000/- (Rupees Twenty Five Thousand Only) for formation and registration of the Society.

(3) Rs. 40000/- (Rupees Forty Thousand Only) for share of development charges.

(4) Rs. _____/- (Rupees_____ Only) being approximately 12 months provisional outgoings for the payment of proportionate share of provisional maintenance, charges, outgoings, which will include Municipal and other taxes and charges of water bills, common electric bill, etc

(5) Rs. 30000/- (Rupees Thirty Thousand Only) for deposit towards water, electricity, and other utility and services connection charges.

(6) Rs. 35000/- (Rupees Thirty Five Thousand Only) being one- time membership fee with respect to the gymnasium forming part of the Project.

(7) Rs. 100000/- (Rupees One Lakh Only) Deposit as Sinking Fund.

(8) Rs 20000/ - (Rupees Twenty Thousand Only) for legal charges.

The Promoters shall appropriate necessary amount paid by the Flat Purchaser/s to the Promoters stated hereinabove for meeting legal costs, charges and expenses, including professional costs of the Advocates of the Promoters in connection with the formation of the other society, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this agreement and the Conveyance/Lease more particularly described in Fourth Schedule mentioned hereunder. The aforesaid deposit/payments shall not carry any interest. The Flat Purchasers shall not ask for any refund or any account of the said amounts from the Promoters. The amounts so paid by the Flat Purchasers to the Promoters mentioned above herein shall not carry any interest and remain with the Promoters until the Promoters handed over the constructed building/ Conveyance is executed in favour of the Society as aforesaid. Subject to the provisions 17 of the RERA Act, on such conveyance being executed, the aforesaid deposit (less the outgoings in respect of the premises purchased and deduction provided for in the Agreement) shall be paid over by the Promoters to the society.

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Payments shall be made in favour of **"SHRADDHA LANDMARK PRIVATE LIMITED"**.

You have paid to us a sum of **Rs._____/- (Rupees _____ Only)**, as booking amount for the above said Flat which will be adjusted against Earnest.

The formal Agreement for Sale in keeping with the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 ("MOFA") and the Real Estate (Regulation and Development) Act, 2016 ("RERA") and in keeping with the scheme framed by us will be entered into in due course and the stamp duty and registration charges of the same will be borne and paid by you.

In addition to the purchase price/consideration amount and other deposits and charges, you will also make payment to us of the Goods and Services Tax, and all other taxes, levies, charges, dues, duties and impositions payable on the sale/ allotment of the said Premises to you.

Please confirm the terms and conditions mentioned herein by signing this Letter of Allotment and the duplicate hereof as a token of your confirmation.

Yours faithfully,

For **Shraddha Landmark Private Limited**.

Authorized Signatory

We Confirm

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Annexure C : (Payment Details)

SR	CHEQUE DATE	CHEQUE NO	BANK NAME	AMOUNT
1				
			TOTAL	

Annexure D : Statutory Costs

- No Structural Changes and structural Alterations of any nature, whatsoever, shall be made by you in the said premises.
- You shall excute and register the said agreement as per Rera or Prevailing rules , as and when called upon by the Developer to do so
- Cheque Return / Bounced from clients end would result into payment of Rs. 1000/- per such instrument.
- The said allotment stands valid subject to the realization of the amount issued towards the allotment of the above mentioned flat.
- This letter is a Provisional Allotment and expenses the Parties desire tp enter into the Said Sale Agreement. This letter is also subject to such further terms and conditions as may be set out in the said Agreement.
- You will not be entitled to transfer, assign, license, mortgage, charge, lien, encumber or create any right under this allotment letter, except with our prior written approval which may be granted only if all the payments in respect of the said Flat have been received from you as per the agreed time schedule.
- It is expressly agreed and accepted between ourselves and yourself that you will not have any right, title, interest and claim etc on the said Flat unless you pay the full value of the Flat and all other amounts that are stated herein as per the time schedule.

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- All notices to be served on you shall deem to have been duly served if sent to you through facsimile transmission, registered /A/D or under certificate of posting to your address given hereinabove. All demand notices sent by post/courier/email/fax shall be a valid service and deemed to be received by you.

For **Shraddha Landmark Private Limited**

We confirm

Promoter

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