Shirodkar GROUP

Mehta & Shirodkar Developers

ALLOTMENT LETTER

No. _____

Date: _____

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

Sub: Your request for allotment of flat/ commercial premises/plot in the project known Ganesh Dham as 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/ villa/ bungalow/ commercial premises bearing no. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq.ft. situated on floor in Building _____ / Tower _____ / Block _____/ Wing _____ in the project having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing CTS No 10 village Mulund, District – Mumbai Suburban, Taluka – Kurla 400081 admeasuring **5513** sq. mtrs. For a total consideration of Rs. _____ (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

   OR

1. **Allotment of the said unit:**
   This has reference to your request referred to at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a plot Bearing No. _____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft. in the project known as _____, having

MahaRERA Registration No. _____ hereinafter referred to as "the said unit" carved out from the land bearing C. S. No(s)_____/ CTS No(s) _____/ Final Plot No(s) _____/ Survey No(s) _____/ Hissa No(s) _____/ Gat No(s) _____/ Khasra No. _____/ Plot No(s) _____ lying and being at _____ Village _____ Taluka _____ Dist. _____ admeasuring _____ sq. mtrs for total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. **Allotment of garage/ covered parking space(s):**

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s) _____ admeasuring _____ sq. mtrs equivalent to _____ sq. ft./ 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 _____ ft. / mechanical car parking unit 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 and yourselves.

OR

2. **Allotment of car parking:**

Further I/We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ without consideration.

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 dd/mm/yyyy, through _____(Mode of payment).

OR

3. **Receipt of Part Consideration:**

A. You have requested us to consider payment of the booking amount / advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you and amount of Rs. _____/- (Rupees _____ only) being __% of the total consideration value of the said unit as booking amount / advance payment on (dd/mm/yyyy) through (mode of payment). The balance ___% of the booking amount / advance payment shall be paid by you in the following manner.

   a) Rs. _____/- (Rupees _____ only) on or before (dd/mm/yyyy).
   b) Rs. _____/- (Rupees _____ only) on or before (dd/mm/yyyy).
   c) Rs. _____/- (Rupees _____ only) on or before (dd/mm/yyyy).
   d) Rs. _____/- (Rupees _____ only) on or before (dd/mm/yyyy).

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

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.

OR

5. **Encumbrances:**

I/We have created the following encumbrance(s) / 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 of the garage(s)/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 garage(s)/covered car parking spaces(s) shall be handed over to you on or before 31/12/2029 subject to the payment of the consideration amount of the said unit as well as of the garage(s) /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.

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 lor sale to be entered into between ourselves and yourselves is enclosed herewith lor your ready reference- Forwarding the proforma of the agreement for sale does not create a binding obligation on the Pad of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 126.

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 (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. 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.



Signature .....

Name :- Rohan Manohar Shirodkar

(Promoter(s)/ Authorized Signatory)

Date:- 31-10-2023

Place:- Mumbai

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-: _____

(Allottee/s)

Date: _____

Place: _____

Annexure – A

Stage wise time schedule of completion of the Project

Sr. No.	Stages	Date of Completion
1.	Excavation	31-Dec-2023
2.	Basements (if any)	29-Feb.2024
3.	Podiums (if any)	31-Oct-2029
4.	Plinth	30-Sep-2024
5.	Stilt (if any)	30-Nov-2024
6.	Slabs of super structure	30-Nov-2026
7.	Internal walls, internal plaster, completion of flooring s, doors and windows	31-Dec-2027
8.	Sanitary electrical and water supply fittings within the said units	31-March-2028
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	30-Nov-2028
10.	External plumbing and external Plaster, elevation, completion of terraces with waterproofing.	31-Dec-2028
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.	31-March-2029
12.	internal roads & footpaths, lighting	31-Oct-2029
13.	Water supply	30-Nov-2029
14.	Sewerage (chamber, lines, septic tank, STP)	30-Nov-2029
15.	Storm water drains	30-Nov-2029
16.	Treatment and disposal of sewage and water sullage water	30-Nov-2029
17.	Solid waste management & disposal	30-Nov-2029
18.	Water conservation / rain water harvesting	30-Nov-2029
19.	Electrical meter room, sub-station, receiving station.	30-Nov-2029
20.	Others	31-Dec-2029



Promoter (s) / Authorized Signatory