



GUN RAJAN CONSTRUCTIONS

Shop No.1, Bldg. No.11, Sah Niwas Co-op Hsg. Soc. Ltd., Near Dutt Mandir, Vivek College Road, Siddharth Nagar No.4, Goregaon (West), Mumbai - 400 104. Tel. No. 022 2877 8409, Email : gunrajanconstructions@gmail.com

ANNEXURE 'I'

MODEL FORM OF ALLOTMENT LETTER

No.

Date:

To,

Mr/Mrs./Ms. _____

R/o. _____

(Address)

Mobile number:

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of flat / commercial premises in the project known as Vallabh Krupa Co-Op. Hsg. Soc. Ltd. having MahaRERA Registration No. _____

Sir/ Madam,

I. 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 _____ BHK flat bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to sq. ft. situated on _____ floor in Building Vallabh Krupa Co-Op. Hsg. Soc. Ltd. Wing _____ in the project known as Vallabh Krupa Co-Op. Hsg. Soc. Ltd. having MahaRERA Registration No. _____, hereinafter referred to as "the said unit", being developed on land bearing C.T.S. No. 644/A/1, 645, 645/1 & 645/2 Final Plot No. 18 lying and being at Jawahar Nagar, S. V. Road, Village Pahadi Goregaon – West Taluka Borivali Dist. Mumbai admeasuring _____ sq. mtrs. for a total consideration of Rs. _____ (Rupees. _____ only) 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 bearing No. _____ admeasuring _____ sq. mtrs

For Gun Rajan Constructions

Rajesh J Sheh

Partner.

equivalent to _____ sq. ft./ covered car parking space at _____ level
podium bearing No. _____ admeasuring _____ sq. mtrs. equivalent to
_____sq. ft./ stilt parking bearing No. _____ admeasuring _____ sq. mtrs
equivalent to _____ sq. ft. / mechanical car parking unit bearing No.
_____ 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.

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 100% of the total consideration value of the said unit
as booking amount [advance payment on dd/mm/yyyy, through _____ mode of
payment_____.

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/#>

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. 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.

II. 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.

For Gun Rajan Constructions
Rajesh J Sheh
Partner.

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 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.

For Gun Rajan Constructions
Rajesh J Shah
Partner.



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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.

Name:

Email Id.: gunrajanconstructions@gmail.com

Date:

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.

Name:

Date:

Place: Mumbai

(Allottee/ s)

For Gun Rajan Constructions
Rajesh J. Neh
Partner.

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