

ANNEXURE '1'

ALLOTMENT LETTER

Ref No.

Date:

To,

Mr/Mrs./Ms.

R/o

(Address)

Telephone/Mobile number

Pan Card No. :---

Aadhar Card No. :---

Email ID :---

Sub: Your request for allotment of flat / commercial premises in the project known as “Navkar City Phase – I Part – 9” having MAHARERA RegistrationNo. **P99000034013**;
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 / Shop / commercial premises / apartment /unit / bearing **No. _____**on _____ floor, situated in the building known as “**NAV KAR EMPIRE**” in the said Building/Wing of “**H2, H3**” being the part of Building Type **H1,H2,H3,H4**” in the Project known as **Navkar City Phase I Part- 9**, situated near Don Bosco High School, Naigaon East, Tal. Vasai, Dist. Palghar having MahaRERA Registration No. **P99000034013**, hereinafter referred to as “the said unit”, being developed on land bearing (1) New Survey No. 335, (Old Survey No. 564), Hissa No. 2, area admeasuring HRP 0-45-5, + Potkarabba --- in all H. R. P. 0-45-5 Assessment Rs. 3.80 Paise; (2) New Survey No. 332 Hissa No. 2 area admeasuring HRP 0-22-8, + Potkarabba 0.01.00 in all H. R. P. 0-23-80 Assessment Rs. 01.19 Paise; in all together land admeasuring H. R. P. 0-69-30., all situate at Revenue Village Juchandra, Taluka: Vasai, Dist.: Palghar within the jurisdiction of Sub-Registrar Vasai I and within the limits of Vasai Virar City Municipal Corporation (“**VVCMC**”) admeasuring, _____sq. mtrs. for a total consideration of Rs. _____/- (Rupees _____ Only) in the following manner :--

(I) The actual agreed Sale consideration for Carpet area of Flat No. _____ is **Rs.** _____/- (**Rupees** _____ **Only**),

(II) **Rs.** _____/- (**Rupees** _____ **Only**) being the covered /stack/Tower Parking Charges if allotted to the said Allottee/s.

(III) **Rs.** _____/- (**Rupees** _____ only) being the G.S.T amount Paid in respect of the above said Flat.

(IV) Thus the Total aggregate consideration amount as mention above in Sr. No. (I) + (II) is **Rs.** _____/- (**Rupees** _____) being the Sale Consideration price of the Apartment. The Stamp duty and Registration fees shall be paid by the Promoters on behalf of the Allottee/s. The Promoters have agreed to pay the Stamp duty, Registration fees, Paging and Scanning charges, G.S.T., etc. on behalf of the Allottee/s. However the above said agreed Sale consideration is exclusive of T.D.S, Development -cum-common amenities, facilities charges, all applicable taxes levied if any as per government norms., other charges etc., will be payable by the allottees before possession as per demand of the Promoter.

We declare that it is a part of larger layout of which the permissions and sanctions from the concerned authorities for the layout Navkar City has been obtained/shall be obtained jointly by the Promoters, the said M/s. M/s. Navkar Homes Township LLP., Navkar Estate & Homes Pvt. Ltd., and M/s. Navkar Township Pvt. Ltd., The layout Navkar City is being/shall be developed on lands bearing New Survey No. 335/2, New Survey No. 332/2, New Survey No. 351/1, New Survey No. 351/2, (belonging to the Promoter), New Survey No. 332/1, New Survey No. 332/3, New Survey No. 332/4, New Survey No. 332/6A, New Survey No. 332/7, New Survey No. 332/8, New Survey No. 333/1, New Survey No. 333/2, (belonging to the Navkar Estate & Homes Pvt Ltd), New Survey No. 336/2 Part,

336/3/2/C Part, 336/3/D Part & 335/1 Part (belonging to M/s. Navkar Township Pvt. Ltd.), , situate at Revenue Village Juchandra, Taluka Vasai, Dist. Palghar and other contiguous lands as may acquired from time to time ('**Layout Property**').

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, garage(s), Stilt /covered car parking space(s) bearing No(s)_____admeasuring sq. mtrs equivalent to_____ sq ft. OR Parking space in Parking Tower No. _____, on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves yourselves.

3. Receipt of Part consideration:

We confirm to have received from you an amount of **Rs. _____/- (Rupees _____ Only)**, for the said unit as booking amount /advance payment on _____, through **CHEQUE**.

4. Disclosures of information:

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

i) The VVCMC has issued a various Development Permission and commencement certificate for entire Larger layout of Navkar City Phase I & II bearing Vasai Virar City Municipal Corporation (VVCMC) vide its order No.VVCMC/TP/RDP/CC/VP- 0093/808/2021-22 dated 05/01/2022 and order No. VVCMC/TP/CC/VP- 0093/530/2021-22 dated 05/01/2022 for Navkar City entire layout. You have Perused all necessary document related to title, development permission, commencement certificate with necessary plans. We have proposed to construct the said building in “**Navkar City Phase – I Part –9**” to Stilt/ Ground plus 23 stored upper floors, which may be extended upto 30 Upper floors subject to grant of necessary permission from the VVCMC. You have satisfied with the same.

ii) The website address of MahaRERA is

<https://maharera.mahaonline.gov.in/#>

5.Encumbrances:

We hereby confirm that the said unit is free from all encumbrances and 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 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. The total consideration of **Rs. _____/- (Rupees _____ Only)** (which is inclusive of Stamp duty and Registration fees, Paging and Scanning charges, G.S.T., etc. but exclusive of T.D.S, Development -cum-common

amenities, facilities, Parking space, & other charges all applicable taxes levied if any as per government norms etc., will be payable by the allottees before possession as per demand of the Promoter) in the following manner:

Particulars	% Due	Amount
On Booking	10%	
On Registration of Agreement	20%	
On Completion of Plinth	15%	
On Completion of each Slab in equal installments from 1 st slab to 24 th slab.	30%	
On Completion of Wall, Internal Plaster, Flooring, Doors and windows	5%	
On Completion of Internal Plumbing and Electrical work	5%	
On Completion of External Plumbing and water proofing of the building	5%	
On Completion of lifts and electrical fittings of the building	5%	
On Possession	5%	
Total Flat Cost (TFC)	100%	

The Allottees have agreed to pay the entire cost of the covered/ stack/Tower Parking No. ____ if any allotted to the said Allottee/s being the aggregate consideration amount of Rs. _____ /- (Rupees _____ Only) in the following manner :---

Particulars	% Due		
On Booking	10%		Till Agreement - 30%
On Registration of Agreement	20%		
On Completion of Plinth	15%		Till Plinth – 45%
On RCC Slab Work Completion	20%		Till Completion of RCC Work – 65%
On Brick work and Plaster work Completion	5%		Till Completion of Brick Work and Plaster – 70%
On Possession	30%		On Possession - 30%

Thus in all the total agreed Sale consideration amount inclusive of Stamp duty, Registration and GST charges i.e. Rs. _____/- **(Rupees _____ Only).**

6. Possession:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before 30.06.2026 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.

7. 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.

8. 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.

* 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 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.

9. Other payments:

We 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.

10. 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 ____.

11. 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 front the date of issuance of this letter or within such period as may be communicated to you, 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, we shall be entitled to cancel this allotment letter and further 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.

12. 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.

Name Navkar Homes Township LLP

(Promoter(s)/ Authorized Signatory)

(Email Id.): navkarhomestownshiip@gmail.com

Date: _____.

Place: Naigaon East

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: 1)

2)

(Allotee/s)

Date : _____.

Place : Naigaon East

Annexure - A

Stage wise time schedule of completion of the project

Particulars	% Due	Amount
On Booking	10%	
On Registration of Agreement	20%	
On Completion of Plinth	15%	
On Completion of each Slab in equal installments from 1 st slab to 24 th slab.	30%	
On Completion of Wall, Internal Plaster, Flooring, Doors and windows	5%	
On Completion of Internal Plumbing and Electrical work	5%	
On Completion of External Plumbing and water proofing of the building	5%	
On Completion of lifts and electrical fittings of the building	5%	
On Possession	5%	
Total Flat Cost (TFC)	100%	

Name Navkar Homes Township LLP
(Promoter(s)/ Authorized Signatory)