



KEY TECH

G/B, SHIV CHHAYA CHS LTD., SIR M. V. ROAD, ANDHERI (EAST), MUMBAI - 400 069.
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Mobile No.
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Sub: Your request for allotment of flat/commercial premises in the Project known as **“Om Mayuresh”**, having Maha RERA Registration No.

Sir/Madam,

1. **Allotment of the unit:**

This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted a BHK Flat bearing No., admeasuring RERA Carpet area Square Meters, equivalent to Square Feet situated in **Wing- A / B**, on floor in the project/building known as **“Om Mayuresh”**, having Maha RERA Registration No. (hereinafter referred to as **“the said Unit”**), being developed on land bearing Survey No.93/1/1, C.T.S. No. 1083, admeasuring 2899.6 Square Yards equivalent to 2424.5 Square Meters or thereabouts, of Village Mulund (East), Taluka-Kurla, in the Registration District and Sub- District of Mumbai City and Mumbai Suburban, situated at, Mithagar Road, Mulund (East), Mumbai-400 081, for a total consideration, as follows:

Basic cost of the Unit	
Amount for meeting of all legal costs, charges and expenses, including professional fees and other costs of our Advocates for preparing and engrossing Agreement for Sale	
Society's Share Money & Membership Fee.	600.00
Contribution towards the Society's capital / reserves / sinking fund / repairs fund / cash balance, etc.	51,000.00
Amount for meeting of all costs, charges and expenses for obtaining electric, water, gas (subject to availability) and other utility connections.	
Total Flat Cost	
GST	
Stamp Duty	
Registration Fees	
Final Cost	

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

It has been agreed under the Development Agreement dated 15th December 2022 made between OM Mayuresh Co-operative Housing Society Ltd. and its existing members and ourselves that will hand over to the said Society, free of costs, all car parking spaces in the stilt, podium, mechanical car parking system/tower and/or other car parking area in the Project, out of which 48 (Forty Eight) shall be reserved for the Existing Members of the said Society and Car Parking equivalent to the number of saleable flats constructed in the Project shall be reserved for the purchasers of the respective saleable flats (future members of the said Society) and all other / remaining car parking spaces shall be reserved for the said Society. It is also agreed that the said Society shall do the allotment of car parking spaces amongst its all the members, including their respective existing members and new flat purchasers in the said Building admitted as the members of the said Society in accordance with its bye laws r.w. DCPR after we hand over possession of the redeveloped Property to the said Society, in accordance with its bye laws r.w. DCPR. At the time of such allotment, and for the purposes of such allotment, each of the unsold flats in our Sale Area in the said Building shall be treated as one flat purchaser and car parking space/s thereof shall be reserved for him/her/them as per the requirement under the DCPR. In the circumstances, you will be entitled to the allotment of minimum 1 (One) car parking space in the Project as per the DCPR, 2034, free of costs.

3. **Receipt of part consideration:**

We confirm to have received from you an amount of Rs./- (Rupees only), being ____% of the total consideration value of the said Unit as booking amount/advance payment, on 2023, through Cheque No., drawn on Bank., branch.

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
- iii) The website address of MahaRERA is **<https://maharera.mahaonline.gov.in>**

5. **Encumbrances:**

We hereby confirm that the said Unit is free from all encumbrance and we hereby further confirm that no encumbrance shall be created on the said Unit.

6. **Further payments:**

Further payments towards the consideration of the said Unit 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 yourself/yourselves.

7. **Possession:**

The said Unit shall be handed over to you on or before, subject to the payment of the consideration amount of the said Unit 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 yourself/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 payment 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 for sale to be entered into between ourselves and yourself/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 yourself/yourselves until compliance by yourself/yourselves of the mandate as stated in Clause 12.

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 in writing.
- 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 of 2 months from 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 9(i) 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 yourself/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.

For M/s. Key Tech

(Authorised Signatory)

Email Id:

Date:

Place: Mumbai.

CONFIRMATION & ACKNOWLEDGMENT

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.

Date:

Place: Mumbai

Signature

Name

(Allottee/s)

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

For M/s. Key Tech

(Authorised Signatory)