

SEA ROCK CHS LTD. Regn.No.:

BOM/WR/HSG/(TC)/1139/1984 OF 26.12.1984

CROSS ROAD NO.6, I.C.COLONY, BORIVLI (WEST), MUMBAI 400 103,

Cell: +91 9773012898| searockchsl@gmail.com

No.

Date: 16.09.2022

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

Sub: Your request for Allotment of Flat no ____ on ____ Floor, in the building known as "Sea Rock", in our project "Sea Rock Co-op. Hsg. Soc. Ltd." at land bearing Survey No. 119, Hissa no. 07 (part), Plot No. 13, Corresponding to CTS No. 982 of Village Eksar, Taluka Borivali, in the Registration District of Mumbai Suburban situate at Sea Rock Apartment, Cross Road No. 06, I. C. Colony, Borivali (West), Mumbai - 400103.

Sir/Madam,

1. Allotment of the said 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/ commercial premises bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. equivalent to _____ sq. ft. situated on floor in Building "Sea Rock" in the project known as "Sea Rock Co-op. Hsg. Soc. Ltd.", having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing Survey No. 119, Hissa no. 07 (part), Plot No. 13, Corresponding to CTS No. 982 of Village Eksar, Taluka Borivali, in the Registration District of Mumbai Suburban situate at Sea Rock Apartment, Cross Road No. 06, I. C. Colony, Borivali (West), Mumbai - 400103, admeasuring 715 Sq. yards

equivalent to 597.75 Sq. Meters as per conveyance and 596.30 sq. mtr. or thereabout as per property card, for a total consideration of Rs. _____ (Rupees _____ Only) exclusive of GST, stamp duty and registration charges.

2. Allotment of Covered/Stilt/Mechanical parking space(s):

Further We have the pleasure to inform you that you have been allotted along with the said unit, Covered/Stilt/Mechanical car parking space(s) at _____ level basement /podium bearing No(s) _____ on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

Allotment of open car parking:

Further 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:

- A. We confirm to have received from you an amount of Rs. _____/- (Rupees _____ Only), being 10% of the total consideration value of the said unit as booking amount /advance payment on _____ (dd/mm/yyyy), through RTGS/NEFT Or Cheque dated _____ of _____ Bank, _____ Branch.
- B. If you fail to make the balance 90% of the Consideration amount 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:

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 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 Covered/Stilt/Mechanical car parking space(s) shall be made by you, in the manner and at the times as well as on the terms and condition 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 Covered/Stilt/Mechanical car parking spaces(s) shall be handed over to you on or before 30.06.2025 subject to the payment of the consideration amount of the said unit as well as of the Covered/Stilt/Mechanical car parking space(s) in the manner and

at the times as well as *per the terms and conditions as more specially* 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.

- *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.

11. 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 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 the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in Clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the*

above referred Table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.

- 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, 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.

13. Validity of allotment letter:

This allotment letter shall not 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: SEA ROCK CHS LTD.

(Promoter(s)/ Authorized Signatory)

(Email Id.): aditya@wedevdevelopment.in

Date:

Place:

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.

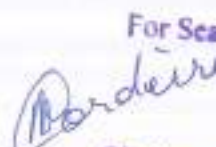
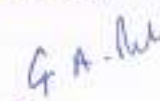
Signature-----

Name-----

(Allottee/s)

Date:.....

Place:

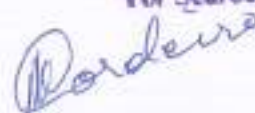
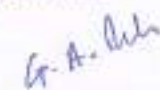
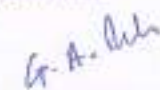
For Seacroft Co-op. Hsg. Soc. Ltd.

Chairman Secretary 
Treasurer

Annexure - A

Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	25 th Dec 2022
2.	Basements (if any)	-----
3.	Podiums (if any)	-----
4.	Plinth	22 nd Mar 2023
5.	Stilt (if any)	18 th Apr 2023
6.	Slabs of super structure	15 th Jan 2024
7.	Internal walls, internal plaster, completion of floorings, doors and windows	25 th Jul 2024
8.	Sanitary electrical and water supply fittings within the said unit.	28 th Nov 2024
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	14 th Apr 2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	15 th Jul 2024
11.	Installation of lifts, water pumps, firefighting fitting 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.	26 th Dec. 2024
12.	Internal roads & footpaths, lighting	30 th Mar 2025
13.	Water supply	27 th Feb 2025
14.	Sewerage (chamber, lines, septic tank, STP)	15 th May 2025
15.	Storm water drains	15 th May 2025
16.	Treatment and disposal of sewage and sullage water	30 th May 2025
17.	Solid waste management & disposal	10 th Jun 2025
18.	Water conservation / rain water harvesting	15 th Jun 2025
19.	Electrical meter room, sub-station, receiving station.	25 th Apr 2025
20.	Others	30 th June 2025

For Searock Co-op. Hsg. Soc. Ltd.

Chairman **Secretary** **Treasurer**

Promoter (s) / Authorized Signatory

Secretary: Treasurer:

1. In 2002, the U.S. Census Bureau reported that the average household size in the United States was 2.6 people. If the average household size in the United States is 2.6 people, how many households are there in the United States?