



JINAM BB REALTORS

Admin. Office : 10, Panchvati 1st Floor, S. V. Road, Kandivali (West), Mumbai - 400 067. Tel. (022) 2807 6951

Head Office : 11, Kamala Bhavan, 1st Floor, Opp. Fire Brigade, S. V. Road, Kandivali (West) Mumbai - 400 067

Telefax : (022) 2805 4656 E-mail : sheth_subhash@yahoo.in / navalisharma@yahoo.com

ANNEXURE 'I'

MODEL FORM OF ALLOTMENT LETTER

Note - i) For compliance of the provisions of clause (g) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act 2016 (the Act) the proforma of the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter

ii) It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten per cent) of the cost of the apartment, plot or building as the case may be is collected as deposit or advance

To

Mr./Mrs./Ms

Sub.: Your request for allotment of flat / commercial premises / plot in the project known as "Gorai Kinara CHS LTD" on plot bearing CTS no 115, RSC -37 Gorai-II Borivali (West), Mumbai-400092, having MahaRERA Registration No. P51800020736.

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/Villa/Bungalow/ commercial premises bearing No _____ admeasuring RERA Carpet area sqmtrs equivalent to sq.ft. situated on _ floor in Building _ in the project known as **Gorai Kinara CHS LTD** having MahaRERA Registration No P51800020736 hereinafter referred to as "the said unit", being developed on land bearing Plot No 115, RSC-37, Gorai-II Borivali (West) Mumbai-400092, admeasuring 625 sqmtrs for a total

consideration of Rs _____ in figures _____ (Rupees in words
_____ only) exclusive of GST, stamp duty and registration charges.

2 Allotment of covered parking space in mechanized parking tower:

Further I/ we have the pleasure to inform you that you have been allotted along with the covered car parking spaces(s) in mechanized parking tower at stilt, 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.

3. Receipt of part consideration:

I/ we confirm to have received from you an amount of Rs _____ in figures _____ (Rupees _____ in words _____ 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 _____ through _____

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 _____ in figures (Rupees. _____ in words _____ only) being _____ % of the total consideration value of the said unit as booking amount / advance payment on _____ through _____ The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner.

- a) Rs. In figures _____ (Rupees. _____ In Words _____ only), on or before _____.
- b) Rs. In figures _____ (Rupees. _____ In Words _____ only), on or before _____.
- c) Rs. In figures _____ (Rupees. _____ In Words _____ only), on or before _____.
- d) Rs. In figures _____ (Rupees. _____ In Words _____ only), on or before _____.

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.

6. Further payment:

Further payments towards the consideration of the said unit as well as of the covered car parking space 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 covered car parking spaces(s) shall be handed over to you on or before _____ 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 the said unit
3	Within 31 to 36 days from issuance of the allotment letter	1.5% of the cost the said unit
4	Within 61 days from issuance of the allotment letter	2% of the cost 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 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 compliances 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 stages instalment, the promoter shall serve upon the allottee a notice Calling upon the allottee to pay the subsequent stage instalment 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 a/lottee 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 interest referred in Clause 12 a) 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 construct 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 Clause of this allotment letter.

For: **M/s Jinam BB Realtors**

Navalkishore G. Sharma
(Designated partner)

CONFIRMATION & ACKNOWLEDGEMENT

I / We 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	
2.	Basement (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	Stlit (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 terrace with waterproofing.	
11.	Installation of lifts, water pumps, fire fighting, 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 specification in agreement of sale, any other activities.	
12.	Internal roads and footpaths, lighting	
13.	Water supply	
14.	Sewerage (Chember,lines,septic tanks, Stp)	
15.	Storm water drains	
16.	Treatment and disposal of sewerage and sullage water	
17.	Solid waste management & disposal	
18.	Water conversation / rain water harvesting	
19.	Electrical meter room, sub – station, receiving station.	
20.	Others	

For: M/s Jinam BB Realtors

Navalkishore G. Sharma

(Designated partner)