

To,
Mr./Mrs./Ms.

Mobile No. _____

PAN No. _____

Aadhar No. _____

Email Id. _____

Subject:- Your request for Allotment of Flat/Shop No. _____, admeasuring RERA Carpet Area of __ Sq. Mt. + Balcony Area __ Sq. Mt., Total _____ Sq. Mt. Area on the __ Floor in __ Wing in the project known as **"GURUKRUPA GYANAM"** having MahaRERA Registration No. _____, situated at, CTS No. 7/18 of Village Kopari, A S Marg, Powai, Mumbai- 400 076.

Dear Sir/ Madam,

1. Allotment of the said Unit:

This has reference to your request referred to subject mentioned above. With regards to that, I/We have the pleasure to inform that, you have been allotted a _____ BHK Flat/Shop bearing No. _____ admeasuring RERA Carpet Area of __ **Sq. Mt.** + Balcony Area __ **Sq. Mt.**, Total _____ **Sq. Mt.** Area, situated on _____ Floor in _____ Wing in the project known as **"GURUKRUPA GYANAM"** having MahaRERA Registration No. _____, herein referred to as **"the said unit"**, being developed on land bearing CTS No. 7/18 of Village Kopari, A S Marg, Powai, Mumbai- 400 076. for a total consideration of **Rs. _____/- (Rupees _____ Only)**, exclusive of GST any other Government Taxes.

2. Allotment of Covered Parking Space /Mechanical Basement Car Parking:

Further I/We have the pleasure to inform you that you have been allotted along with the said unit, Car Parking No. _____ on the terms and condition as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____/- (Rupees _____ Only) as a booking amount on __/__/____, through _____ and on __/__/____, through _____ being 10% of the total consideration value of the said unit as a booking amount.

4. Disclosure 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, include the provisions for civic infrastructure like water, sanitation and electricity.
- iii) The Website address of MahaRERA is
<https://maharera.mahaonline.gov.in>

5. Encumbrances:

I I/We hereby confirm that the said unit free from all encumbrances and I/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 Mechanical 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 Mechanical Car Parking Space 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 Mechanical Car Parking Space in the manner and at the times as well as per the terms and condition as more specifically enumerated/ stated in the agreement for sale to be entered in to 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.	In the letter requesting to cancel the	Amount	to	be
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No.	booking is received	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 and other government taxes 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.
- 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 for 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 constructed to limit your rights and interest upon execution of the agreement for Sale between ourselves and yourselves. Cancellation of Allotment of the said unit thereafter, shall be covered by the terms and condition 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.

AUTHORIZED SIGNATORY

GURUKRUPA REALCON INFRABUILD LLP

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

Signature

Date:

Place: Mumbai

Annexure A

Sr. No	Stage	Date of Completion
1	Excavation	30/09/2023
2	Basement (if any)	NA
3	Podiums (if any)	NA
4	Plinth	31/10/2023
5	Stilt (if any)	31/12/2023
6	Slab for super structure	31/12/2024
7	Internal wall, internal plaster, completion of flooring, doors and windows	30/04/2025
8	Sanitary electrical and water supply fittings within the said unit	30/06/2025
9	Staircase, lift wells and lobbies at each floor level overhead and underground water tank.	30/07/2025
10	External Plumbing and external plaster, elevation, completion of terrace with waterproofing	30/07/2025
11	Installation of lift, 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 walls and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities	31/03/2026
12	Internal roads and footpaths, lighting	NA
13	Water Supply	31/05/2026
14	Sewerage (chamber, lines, septic tank, STP)	30/06/2026
15	Storm water drain	31/07/2026
16	Treatment and disposal of sewage and sullage water	NA
17	Solid waste management & disposal	NA
18	Water conservation/ rain water harvesting	30/09/2026
19	Electrical meter room	30/09/2026
20	Others	NA

Promoter (s)

Note: If the work is completed before the date provided herein before the purchasers

shall be bound to pay the installment as per payment schedule.