301, GOYAL SHOPPING ARCADE
OPP. RLY STATION, S. V. ROAD,
BORIVALI (W), MUMBAI - 400 092.
PHONE : 2890 5434 / 2890 8584
E-MAIL : shubhjivan@gmail.com

SHUBHJIVAN
BUILDERS PVT. LTD.

ANNEXURE `1'

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/plot in the project known as "**Sianna Heights**"having MahaRERA Registration No._____.

Sir/Madam,

1. **Allotment of the said unit:**

This has reference to your request referred to at the above subject. In that regard, we have the pleasure to inform that you have been allotted a _____BHK flat/ premises bearing No._____ admeasuring RERA Carpet area _____sq. mtrs. equivalent to ____sq. ft. situated on __ floor in Building "**Sianna Heights**" in the project known as "**Sianna Heights**" having MahaRERA Registration No._____ hereinafter referred to as **"the said Unit"**, being developed on land bearing Survey No. 118, Hissa No.11 corresponding to CTS No.917 admeasuring 1200.50 sq. mtrs. or thereabouts; Survey No. 118, Hissa No.12 corresponding to CTS No. 913A admeasuring

290 sq. mtrs. or thereabouts; Survey No. 118, Hissa No.13 corresponding to CTS No.914A admeasuring 401.10 sq. mtrs. or thereabouts, Survey No. 118, Hissa No.13 corresponding to CTS No.915A admeasuring 205.10 sq. mtrs. or thereabouts in aggregate admeasuring 2096.70 sq. mtrs. or thereabouts lying and being at Village Eksar,Taluka Borivali, Mumbai Suburban District for a total consideration of Rs._____ (Rupees _____only) exclusive of GST, stamp duty and registration charges.

2. **Allotment of parking space(s):**

Further we have the pleasure to inform you that you have been allotted along with the said unit, car parking space bearing No _____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft./covered car parking space at Ground/ floor/Stilt ___Podium Floor being Stack / mechanized in the said building on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves,

OR

2. **Allotment of open car parking.**

Further I/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:**

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 _____ (*mode of payment).*

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 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 _____, through _____ mode of payment_____ The balance _____% of the booking amount/advance payment shall be paid by you in the following manner.

1	On Execution of Agreement	20%	
2	On Completion of Plinth	15%	
3	On Completion of 1st Slab	1%	
4	On Completion of 2nd Slab	1%	
5	On Completion of 3rd Slab	1%	
6	On Completion of 4th Slab	1%	

7	On Completion of 5th Slab	1%	
8	On Completion of 6th Slab	1%	
9	On Completion of 7th Slab	1%	
10	On Completion of 8th Slab	1%	
11	On Completion of 9th Slab	1%	
12	On Completion of 10th Slab	1%	
13	On Completion of 11th Slab	1%	
14	On Completion of 12th Slab	1%	
15	On Completion of 13th Slab	1%	
16	On Completion of 14th Slab	1%	
17	On Completion of 15th Slab	1%	
18	On Completion of 16th Slab	1%	
19	On Completion of 17th Slab	1%	
20	On Completion of 18th Slab	1%	
21	On Completion of 19th Slab	1%	
22	On Completion of 20th Slab	1%	
23	On Completion of 21st Slab	1%	
24	On Completion of 22nd Slab	2%	
25	On Completion of 23rd Slab	2%	
26	On Completion of Internal Wall & Door Frame	2%	
27	On Completion of External Wall	1%	

28	On Completion of Internal Plaster	2%	
29	On Completion of External Plaster, Elevations	2%	
30	On Completion of External Plumbing Work	2%	
31	On Completion of Terrace with Water Proofing	2%	
32	On Completion of Stair Case, Lift Well, Lobby	2%	
33	On Completion of On completion of Lift	2%	
34	On Completion of Door & Window Fixing	2%	
35	On Completion of Sanitary Fittings	2%	
36	On Completion of Electric Fittings & Water Pump	2%	
37	On Completion of Entrance Lobby, Plinth Protection, Paving	2%	
38	On Completion of Electro , Mechanical & Environment	2%	
39	At the time of handing over ot the possession of the Unit/ Aparmtment to the Allottee/s / Purchaser/s	5%	

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:

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 provision 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 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.

7. **Possession:**

The said unit along with the garage(s)/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 days 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 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 of Assurances 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 executed on our mutual understanding.

** In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent state instalment, the promoter shall serve 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 of 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, we shall be entitled to cancel this allotment letter and further, we shall be entitled to forfeit and 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 to 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. <u>Validity of allotment letter:</u>

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.

14. Headings

Headings are inserted for convenience only and shall not affect construction of the various Clauses of this allotment letter.

SHUBHJIVAN BUILDERS PVT. LTD.

Signature:.....
Name **SHUBHJIVAN BUILDERS (PVT) LTD.** Director
(Promoters(s)/Authorised Signatory)
(Email Id)
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.....

Name .....

(Allottee/s)

Date:.....

Place:.....

ANNEXURE "A"

Stage wise time schedule of completion of the Project.

Annexure – " "

(List of amenities, fixtures & fittings which will be provided in the Building)

STRUCTURE :	Earthquake resistant, well designed RCC, frame structure as per structural engineers design and specification.
DOORS :	Main door will be a flushed door finished with decorative teak wood veneer/ laminate, polished or painted and provided with brass fittings.
WINDOWS:	Powdered coated or anodized Aluminum sliding windows.
FLOORING :	Branded vitrified tile flooring in the entire flat.
BATH & W.C.:	Branded designer glazed tiles in Bath & W.C. with vitrified tile ceramic tile flooring of branded make or equivalent make sanitaryware.
KITCHEN :	Granite/Composite Marble/Vitrified Tile slab kitchen platform with designer tiles upto 2' height and with stainless steel sink.
FITTING :	Branded C. P. fittings
ELECTRICITY :	Branded ISI concealed copper wiring with suitable MCB & branded elegant switches.
PLUMBING :	Internal plumbing will be concealed with C PVC Pipes and external plumbing will be of PVC SWR.
WALL FINISHING :	Internal wall will be finished with POP painted with branded plastic paint in the entire flat. External wall will be finished with texture and/or branded acrylic paint.

COMMON AMENITIES

LIFTS :	Spacious highspeed lifts of Fujitech or equivalent make
TERRACE :	Waterproofing treatment for the terrace with china mosaic
PARKING :	Mechanised stack parking system in stilt and Podium Parking.
SECURITY :	Hitech security system with CC TV and Intercom facility.
GYMNASIUM :	Space for Gymnasium will be provided
GENERAL	AC points in drawing rooms and bed rooms.

SHUBHJIVAN BUILDERS PVT. LTD.

Promoter(s)/Authorized
Signatory.

Director