

Annexure '1'

Date: _____

To,

MR/MRS/MS _____
ADDRESS _____
TELEPHONE/MOBILE NO. _____
PAN CARD NO. _____
AADHAR CARD NO. _____
E-MAIL ID: _____

Sub: Your request for allotment of Flat in the project known as "Suraj Aureva", having MahaRERA Registration No. _____

Dear Sir/Madam,

1. Allotment of the said unit:

This is 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 on _____ floor in the project known as "**Suraj Aureva**" having MahaRERA Registration No. _____, hereinafter referred to as "**the said Unit**", being developed on the Project Land bearing Final Plot Nos.963-964, TPS IV, Mahim, situated at between Kakasaheb Gadgil Marg and Nardulla Tank Road also known as Khed Gully, Dadar (West), Mumbai- 400 028 for total consideration of **Rs. _____ (Rupees _____ only)** exclusive of GST, Stamp duty and registration charges. **A list of the amenities to be provided in the said Flat is hereto annexed and marked Annexure -1.**

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

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage/covered car parking space at _____ level basement / podium/ stilt/mechanical car parking unit bearing no. _____ admeasuring _____ sq.ft. having _____ ft. length x _____ ft. breath x _____ ft. vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

3. Allotment of car parking:

Further I/We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ having _____ ft. length x _____ ft. breadth without consideration.

4. Receipt of Part Consideration:

I / we confirm to have received from you an amount of Rs. _____/- (Rupees _____ 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 _____. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS Code _____situated at _____. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account no. _____ and _____ respectively.

Note For projects where promoters have Area Share, the three bank accounts of the project of all promoters shall be listed. For projects where promoters have Revenue share the three bank accounts of all promoters as well as the RERA Designated Master Bank Account of the Project shall be listed.

OR

5. 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 (dd/mm/yyyy) through (mode of payment). The balance ____% of the booking amount / advance payment shall be paid by you in the following manner.

- a) Rs. _____/- (Rupees _____ only) on or before _____.
- b) Rs. _____/- (Rupees _____ only) on or before _____.
- c) Rs. _____/- (Rupees _____ only) on or before _____.
- d) Rs. _____/- (Rupees _____ 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.
- C. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS Code _____situated at _____. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account no. _____ and _____ respectively.

6. Disclosures of information:

We have made available to you the following information namely: -

- i. The sanctioned plans, layout plans, alongwith specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website.

- ii. The stagewise 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/#>

7. Encumbrances:

We hereby confirm that, a suit being Suit No.60 of 2023 has been filed in the Bombay High Court by one Pradip Pandurang Kore and others being the heirs of late Mrs.Pushpa Pradip Kore and Mrs.Sudha Jambavdekar, two married daughters of Damodar Kowli, the original owner of the project land being Final Plot No.964, against the present owners and the Promoter claiming inter alia rights in the project land despite execution of the Release Deed executed by them. The said suit is pending, but no ad-interim or interim order regarding the said project land has been made by the Court and hence there are no encumbrances on the said project land. The present owners of the said project land had given to us its development rights vide Consent Decree passed by the Bombay High Court.

8. Further payments:

Further payments towards the consideration of the said unit as well as of the car parking space(s) shall be made by you, in the manner as per payment schedule annexed hereto as **Annexure-2** 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.

9. Possession:

The said unit alongwith the car parking space(s) shall be handed over to you on or before 31st December 2031 subject to the payment of the consideration amount of the said unit as well as of the 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.

10. 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.

11. 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.

12. 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 the sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

13. 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.

14. 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, 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 the 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.

15. 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 yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the said registered document.

16. Amenities:

The standard fixtures and fittings to be provided by the Promoter in the Project and the said flat are annexed hereto.

For SURAJ ESTATE DEVELOPERS LIMITED

(Rahul Jesu Thomas)
(Director)

Date: _____ 2025

Place: **Mumbai**

CONFIRMATION & ACKNOWLEDGMENT

I/We have read and understood the contents of this allotment letter and the Annexures. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

DATE: _____

SIGNATURES _____

Place: _____

Names:1. _____

2. _____

DRAFT

Annexure -1

List of Amenities & Specifications

Items	Specifications
<p><u>Floor Finishes</u></p> <p>(a) Living Room, Passages</p> <p>(b) Bedrooms</p> <p>(c) Kitchen</p> <p>(d) Toilet</p>	<p>24" x 24" vitrified tiles of Kajaria/Nitco/Asian/or equivalent make.</p> <p>(i) 24" x 24" vitrified tiles of Kajaria/ Nitco/Asian/or equivalent make.</p> <p>(i) The platform size shall be as per layout. The platform shall be in good quality granite of approved colour constructed with good workmanship and provided with matching Indian vitrified tiles in dado above platform in kitchen upto beam bottom. White Ceramic tile below the platform of approved make and size.</p> <p>(i) 24" x 24" vitrified tiles of Kajaria/Nitco/Asian/or equivalent make.</p> <p>(ii) Dado Vitrified Tiles in 24" x 24" (smaller or suitable size) will be provided upto beam bottom.</p>
<p>Sanitary ware:</p> <p>Toilet</p>	<p>All sanitary ware of Neycer/ Hindustan/or equivalent make.</p> <p>Wall hung WC for toilets.</p> <p>Flush valve & Jet Spray of Jaquar Continental Series.</p> <p>All C.P. fittings of Jaquar make.</p> <p>Fittings of Continental series with Chrome Plated finish.</p> <p>Shower and shower Arm.</p> <p>Bib Cock, Divertor, Flanges, Stop cocks, Bottle Traps, Waste couplings shall be of Continental series.</p>
<p>Kitchen</p>	<p>The Kitchen platform shall be fitted with SS type Nirali sink (21"x 18" x 8" – size) or equivalent make or suitable size.</p> <p>Swinging type sink cock of Jaquar continental series, other fittings and accessories such as waste coupling, Bottle Traps, stop cocks etc. shall be of continental series.</p> <p>Provision of cut-outs for Refrigerator and washing machine in kitchen platform as per architectural layout.</p>

	<p>Stop Cock and Provision for aquaguard water purifier shall be made.</p> <p>Plumbing provision for washing machine.</p> <p>Nahni traps shall be of PVC Type.</p>
Plumbing	<p>Internal plumbing in bathrooms/toilet and kitchen shall be concealed type with G.I. pipes of Zenith/TATA make 'C' Class or CPVC Pipes.</p> <p>External downtake and terrace looping pipes will be of G.I. 'C' Class or UPVC Pipes (Supreme/Prince).</p> <p>Plumbing Provision for washing machine shall be made.</p> <p>Soil, Waste and vent pipes shall be of approved make and heavy quality, PVC type (Supreme or Prince make), fixed onto the wall with wooden spacers and metal clamps of good quality.</p> <p>External drains shall be of first quality glazed stoneware with proper alignment and gradient.</p> <p>Chambers shall have CI lids of good Quality of NECO/equivalent make.</p>
Toilet/W.C.Bathroom Doors	<p>Toilet Doors - Wood paneled/flushed marine ply doors with Formica laminate on either side.</p>
Fixtures & Fastenings	<p>Brass oxidized of heavy duty and good quality for doors and windows</p>
Electrical	<p>All electrical wiring in gauges of 1.5 sq.mm., 4 sq.mm., 6 sq.mm. of Sandeep/Finolex make for light points 5 amp. Points and 15 amp. Points at convenient locations are to be provided for kitchen gadgets normally used in kitchen.</p> <p>Three phase supply MCB & Accessories shall be of Siemens or equivalent make concealed good quality wiring, conduits shall be of Precision make PVC type and the wiring shall be Sandeep/ Finolex make</p> <p>The number of light, fan and power points shall be as per architectural layout.</p> <p>AC points to be provided in each room except kitchen & toilet.</p> <p>All bedrooms shall be provided with computer points supported by TV Cable as well as telephone connectivity.</p> <p>Cable TV point to each flat shall be provided in the living room/bedrooms</p> <p>Washing Machine point to be provided at a suitable location</p>

	<p>as per the layout</p> <p>Aquaguard point shall be provided in the Kitchen</p> <p>Exhaust Fan point to be provided in each toilet and Kitchen</p> <p>Geyser points shall be provided in each toilet.</p> <p>All switch plates, boxes shall be of Anchor or equivalent make.</p>
Doors	<p>The main entrance door shall be 45mm thick finished in lamination on two sides and shall be provided with heavy duty brass hinges of approved make and quality, door handles of approved make, safety chain, Aldrops, tower bolts, peephole shall be of approved good quality and make good etc. The lock shall be of Yale or equivalent make.</p> <p>All internal doors shall be flushed door 35mm thick with marine ply inserts of good quality including the rails. Locks of Godrej or equivalent make shall be installed with approved quality accessories. The internal doors shall be painted on both sides with enamel paint of matching colour and shade. All door frames shall be in teak wood.</p>
Windows	<p>Good quality CPVC/Aluminium section windows with Anodised/Powder Coated finish of approved/ matching colour sections for the windows.</p> <p>The windows Sills shall be fitted with Black granite/ Marble.</p> <p>Window glass panes to be of 5mm clear glass</p>
Waterproofing	<p>The terraces shall be treated with cement based brickbat coba type waterproofing and finished in china mosaic flooring.</p> <p>Toilets shall be treated with brick bat coba type waterproofing and plaster upto a ht. of 3' on walls</p> <p>The work shall be carried out by a reputed waterproofing company and a guarantee shall be procured from the same for a period of 10 years</p> <p>U/G Tank and O/H Tank shall be treated with water proof treatment of good quality and workmanship.</p>
Paint	<p>Double coat superior quality Sand Tex/Acrylic paint shall be used for external walls.</p> <p>All internal walls to be finished in three coat Plastic Emulsion paint over POP punning.</p>
Staircase and Landing	<p>Good quality approved stone/tile shall be used for treads and risers</p>
Lifts	<p>2 nos. Otis or equivalent lift with car panel in S.S. finish will be provided.</p>

Entrance lobby	<p>The entrance lobby shall be finished in good quality marble/granite/tiles.</p> <p>The enclosing walls shall be clad in tile/paint upto full height.</p> <p>The ceiling shall be decorated in POP of good design and quality and fitted with good quality light fittings of approved make.</p>
Ceiling	<p>The stilt height from floor to ceiling and ceiling height between the two floors shall be about 2.9 mtrs. of floor to floor basis.</p>
Compound	<p>The compound and Stilt area shall be well levelled in M150 concrete and shall be clad in chequered tiles of good quality.</p> <p>The compound walls shall be constructed in brick/stone masonry upto a ht. of 5'.0".</p> <p>The compound area and access shall be adequately lit.</p>
Gates	<p>Good Quality gate with sliding/openable shutters with light fixtures on both pillar gates shall be provided</p>
Pumps	<p>2 Nos submersible pumps of approved make shall be installed in underground tank.</p>
Intercom	<p>Intercom facility of reputed make interconnecting all flats and security will be provided</p>

Annexure "2"

Flat No. – Suraj Aureva

Total Consideration: Rs. _____/- (Rupees _____ Only)

<u>Particulars</u>	<u>Amount in Rs.</u>
On or before execution of this Agreement a sum not exceeding 10% of the total consideration as advance or application fee.	
A sum not exceeding 30% of the total consideration after the execution of this Agreement	
A sum not exceeding 45% of the total consideration on completion of the Plinth of the Building or wing in which the said Flat is located.	
A sum not exceeding 70% of the total consideration on completion of slabs including podiums and stilts of the Building or wing in which the said Flat is located.	
A sum not exceeding 75% of the total consideration on completion of walls, internal plaster, flooring doors and windows of the said Flat.	
A sum not exceeding 80% of the total consideration on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat.	
A sum not exceeding 85% of the total consideration on completion of external plumbing and external plaster, elevation, terraces with waterproofing of the Building or wing in which the said Flat is located.	
A sum not exceeding 95% of the total consideration on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the Building or wing in which the said Flat is located.	
Balance sum against and at the time of handing over of the possession of the Flat to the Purchaser on or after receipt of occupancy certificate or completion certificate.	

Annexure-A

Stage wise time schedule of completion of the project “Suraj Aureva”

Sr.Nos.	<u>Stages</u>	<u>Date of Completion</u>
1	Excavation	31.03.2026
2	Basement (if any)	31.05.2026
3	Podiums (if any)	N.A.
4	Plinth	30.09.2026
5	Stilt (if any)	30.10.2026
6	Slabs of super structure	31.12.2028
7	Internal walls, internal plaster, completion of floorings, doors and windows	31.12.2029
8	Sanitary electrical and water supply fittings within the said units	30.09.2030
9	Staircase, lifts, wells and lobbies at each floor level overhead and underground water tanks	30.09.2030
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	31.03.2031
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	31.03.2031
12	Internal roads & footpaths, lighting	31.10.2031
13	Water supply	31.10.2031
14	Sewerage (chamber, lines, septic tank, STP)	31.10.2031
15	Storm Water drains	31.10.2031
16	Treatment and disposal of sewage and sullage water	31.10.2031
17	Solid waste management & disposal	31.10.2031
18	Water conservation/rain water harvesting	31.10.2031
19	Electrical meter room, sub-station, receiving station	31.10.2031
20	Others	Before 31.12.2031

For Suraj Estate Developers Limited

(Rahul Jesu Thomas)

Director

Promoter/Authorised Signatory