

J. A. METALTEC PVT. LTD.

CTS No. 608, 608/1 to 608/13, L.B.S. Marg, Kanjurmarg (W), Mumbai - 400 078.
Tel.: 27826469 Mob.: 9324805922

Date :

ANNEXURE "1" ALLOTMENT LETTER

No. [•]

Date: [•]

To,
Mr / Mrs. / Ms. [•]
R/o [•] (Address)
Telephone / Mobile Number [•]
Pan Card No.: [•]
Email Id.: [•]

Sub: Your request for allotment of Flat no. [•], bearing Survey Nos. 67 & 68 and C.T.S. No. 608, admeasuring 2862.1 sq. mtrs. And C.T.S. No. 608/1 to 608/ 13 admeasuring 210.60 Sq. Mtrs. or thereabout totally admeasuring 3072.6 sq. mtrs. or thereabout of village Kanjur, Taluka Kurla, District Mumbai Suburban (hereinafter referred to as the "said **Property**"), in the project known as "**SKYLINE**", having Maha RERA Registration No. [•].

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 bearing No. [•] admeasuring RERA Carpet area [•] sq. mtrs equivalent to [•] sq. ft situated on [•] floor, in the project known as "**SKYLINE**" having Maha RERA Registration No. [•], hereinafter referred to as "**the said Flat**", being developed on the land bearing Survey Nos. 67 & 68 and C.T.S. No. 608, admeasuring 2862.1 sq. mtrs. And C.T.S. No. 608/1 to 608/ 13 admeasuring 210.60 Sq. Mtrs. or thereabout totally admeasuring 3072.6 sq. mtrs. or thereabout of village Kanjur, Taluka Kurla, District Mumbai Suburban, for a total consideration of Rs. [•] /- (Rupees [•] only) exclusive of GST, stamp duty and registration charges.

OR

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 [•] sq. ft in the project known as "**SKYLINE**" having Maha RERA Registration No. [•], hereinafter referred to as "**the said Flat**", carved out from the land bearing Survey Nos. 67 & 68 and C.T.S. No. 608, admeasuring 2862.1 sq. mtrs. And C.T.S. No. 608/1 to 608/ 13 admeasuring 210.60 Sq. Mtrs. or thereabout totally admeasuring 3072.6 sq. mtrs. or thereabout of village Kanjur, Taluka Kurla, District Mumbai Suburban, for a total consideration of Rs. [•] /- (Rupees [•] only) exclusive of GST, stamp duty and registration charges.



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

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

OR

Allotment of open parking space(s):

Further we have the pleasure to inform you that you have been allotted an open car parking bearing No. [•] having [•] ft length x [•] ft. breadth x [•] ft. without consideration.

3. Receipt of part consideration:

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 Flat being [•]% of the total consideration value of the said Flat as booking amount / advance payment on dd/mm/yyyy, through [•]. The above payment received by me / us have been deposited in RERA Designated Collection Bank Account 777705440456 in ICICI Bank, branch Vashi, having IFS Code ICIC0000151 situated at Shop No. 14, 15, 16, Shri Ganesh CHS, Sector 1, Opposite Apna Bazar, Vashi, Navi Mumbai - 400703. In addition to the above bank account, we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 777705440457 and Account No. 015105024829 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

Receipt of part consideration:

- A. You have requested us to consider payment of the booking amount/advance payment in stage 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 Flat 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:



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- 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 Flat.

- 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 writtern shall be taken by us against you.
- C. The above payment received by me / us have been deposited in RERA Designated Collection Bank Account 777705440456 in ICICI Bank, branch Vashi, having IFS Code ICIC0000151 situated at Shop No. 14, 15, 16, Shri Ganesh CHS, Sector 1, Opposite Apna Bazar, Vashi, Navi Mumbai - 400703. In addition to the above bank account, we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 777705440457 and Account No. 015105024829 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.

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 Maha RERA 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 Maha RERA is <https://maharera.t.mahaonline.gov.in>

5. Encumbrances:

I / We hereby confirm that the said Flat is free from all encumbrances, and I / We hereby further confirm that no encumbrances shall be created on the said Flat.

OR



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Encumbrances:

I / We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said Flat.

- a)
- b)
- c)

6. Further Payments:

Further payment towards the consideration of the said Flat as well as of the 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 Flat along with the car parking space(s) shall be handed over to you on or before 31.12.2029 subject to the payment of the consideration amount of the said Flat as well as of the mechanical 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.

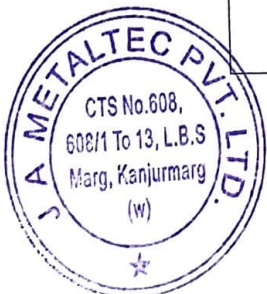
8. Interest Payment:

In case of delay in making any payments, you shall be liable to pay interest at the rate with 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 (forty-five) 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 Flat;



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	Within 31 to 60 days from issuance of the Allotment Letter;	1.5% of the cost of the said Flat;
1.	After 61 days from issuance of the Allotment Letter.	2% of the cost of the said Flat.

- The amount deducted shall not exceed the amount as mentioned in the table above.
- i. In the event the amount due and payable referred in clause 9 above is not refunded within 45 (forty-five) 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.

1. Other payment:

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.

2. 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.

3. 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.



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- o *In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage 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 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 above 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 (two) months from the date 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 said Flat and the balance amount if any due and payable shall be refunded without interest within 45 (forty-five) 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 (forty-five) 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 Marginal Cost of Lending Rate plus two percent.

4. 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 Flat thereafter, shall be covered by the terms and conditions of the said registered document.

5. Headings:

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

Signature
Name.....
(Promoter(s) / Authorised Signatory)
(Email Id.)
Date:
Place:



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CONFIRMATION AND ACKNOWLEDGEMENT

I / We have read and understood the contents of this allotment letter and the Annexure 1. I / We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature

Name

Allottee/s

Date:

Place:



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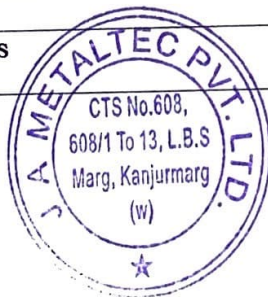
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Annexure - A

Date :

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.	Stilt (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 terraces with waterproofing	[•]
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 the project as per specifications in agreement of sale and any other activities.	[•]
12.	Internal roads and footpaths, lighting	[•]
13.	Water supply	[•]
14.	Sewerage (chamber, lines, septic tanks, STP)	[•]
15.	Storm water drains	[•]
16.	Treatment and disposal of sewage and sullage water	[•]
17.	Solid waste management & disposal	[•]
18.	Water conservation / Rain water harvesting	[•]
19.	Electrical Meter room, sub station, receiving station	[•]
20.	Others	[•]



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