

ALLOTMENT LETTER

Ref No.:

Date:

To,

Name:

Address: _____

Telephone/ Mobile number: _____

Pan Card No.: _____

Aadhaar Card No.: _____

Email id: _____

Sub:- Your request for allotment of flat in the project known as "**Kaustubh Altura 91**", having MahaRERA 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/ Commercial premises bearing No. _____ admeasuring RERA carpet area _____ sq. mtrs equivalent to _____ sq. ft. situated on _____ floor in Building/Wing in the project known as **Kaustubh Altura 91**", having MahaRERA Registration No. _____, hereinafter referred to as "**the said unit**", being developed on land bearing C.T.S. No. 240-A, Village Borivali, situated at Old MHB Colony, New Link Road, Borivali (W), Mumbai: 400091 for a total consideration of **Rs. _____/- (Rupees _____)** exclusive of GST, Stamp Duty and Registration Charges.

2. Allotment of parking space(s):

Further we have the pleasure to inform that you have been allotted along with the said unit, one unit of covered car parking space at _____ level podium / stilt / mechanical car parking unit bearing No. _____ admeasuring _____ sq. ft. having _____ ft. length x _____ ft. breadth x _____ ft. vertical clearance (hereinafter referred to as "**the car**

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parking unit") in the said project 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. _____/- (Rupees _____ Only), being _____ % of the total consideration value of the said unit as booking amount/ advance payment on _____ through Cheque. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account No. 57500001857164 in the HDFC Bank, Kandivali East - Thakur Complex Branch having IFS Code HDFC0000182 situated at Thakur Complex, Kandivali East, Mumbai-400101. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account No. 57500001858115 and RERA Designated Transaction Bank Account having Account No. 57500001857177.

4. Disclosures of Information:

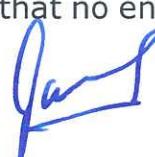
We have made available to you the following information namely: -

- i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and have 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
- iii) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>
- iv) The project shall be constructed in phased manner under the scheme of Cluster Development by amalgamation of lands of adjoining societies.

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 payments:



Further payments towards the consideration of the said unit as well as of the said car parking unit shall be made by you, in manner and at 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 said car parking unit 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 said car parking unit in the manner and at times as well as per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered between ourselves and yourselves.

8. Interest payment:

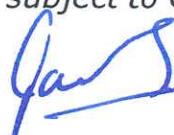
In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent. GST or other taxes if any applicable shall be levied additional to the interest.

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 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 table above, subject to GST or other taxes if any on such deductions*



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, for the delayed period, together with GST or any other Taxes, if any as applicable.

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 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 stage installment, the promoter shall serve upon the allottee a notice calling 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 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 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, for the delayed period, together with GST or any other Taxes, if any as applicable.

13. 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.

14. Headings:

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

For **KAUSTUBH CONSTRUCTION PVT. LTD.**



Pramod N. Gawankar

DIRECTOR



Email ID- crm@kaustubhgroup.com

Date:

Place: Mumbai

CONFIRMATION & ACKNOWLEDGEMENT

I/We have read and understood the content 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 Name)
&

Signature _____

Name (Allottee Name Jointly)

(Allottee/s)

Date: _____

Place: Mumbai

A handwritten signature in blue ink, appearing to read 'Jaswant'.

Annexure -A
 Stage wise time schedule completion of the project

Sr. No	Stages	Date of Completion
1.	Excavation	
2.	Basements (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, door and windows	
8.	Sanitary electrical and water supply fittings within the said units	
9.	Staircase, lift 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 project as per specifications in agreement for sale, any other activities.	
12.	Internal roads & footpaths, lighting	
13.	Water supply	
14.	Sewerage (chamber, lines, septic tank, 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	

For M/s. Kaustubh Construction Pvt. Ltd.


 Director
