

ALLOTMENT LETTER

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 in _____ in _____ Building of the Project known as Bhoomi Castle, Phase 1, 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 bearing No. _____admeasuring RERA Carpet area _____sq. mtrs. equivalent to _____ sq. ft. situated on _____floor in _____Building in the Project known as Bhoomi Castle, Phase 1, having MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing Survey & Hissa No. 102/1/A(P), 102/1/B/1(P) Village Daighar, Tal & Dist. Thane 421 204._admeasuring _____sq. mtrs. for a total consideration of Rs. _____ in figures (Rupees. _____in words only) exclusive of duties & taxes.

2. Allotment of covered parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said unit, covered car parking space(s) at_____level ground /podium bearing No(s) _____admeasuring _____sq. mtrs. equivalent to _____ sq. ft./stilt parking bearing No(s)_____, admeasuring _____sq. mtrs equivalent to _____ sq. ft. / mechanical car parking

unit bearing No(s) _____ admeasuring _____ sq. mtrs. equivalent to _____ sq. ft. 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 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:

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 dd/mm/yyyy, through mode of payment.

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 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/#>

5. Encumbrances:

We have availed construction finance loan from Aditya Birla Housing Finance Ltd. ("Lender") and the said Lender has a charge/mortgage/security interest on the Larger Land, development rights, F.S.I/T.D.R., unsold units and on our share in the said project 's receivables, cashflows, moveable assets and other project assets in accordance with the terms of Indenture of Mortgage dt. 26/07/2024 and other transaction documents executed with the said Lender. We are obliged/required to obtain consent, NOC from the said Lender for sale of the apartment in the said project and to ensure that the sales proceeds from the purchasers of the apartments are deposited/remitted to the _____ Account.

6. Further payments:

Further payments towards the consideration of the said unit 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 unit along with the 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 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 to 30 days from issuance of the allotment letter	1 % of the total consideration of the said unit.

3.	Within 31 to 60 days from issuance of the allotment letter	1.5% of the total consideration of the said unit.
4.	After 61 days from issuance of the allotment letter	2% of the total consideration 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.

10. Other payments:

You shall make the payment of ~~duties and taxes incl.~~ GST, Stamp Duty & Regn. 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 month from the date of issuance of this letter or within such period as may be communicated to you.

The said period of 2 month 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 month 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, this allotment letter shall stand cancelled and an amount not exceeding 2% of the total consideration of the said unit shall be forfeited 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.

In event of such cancellation, you shall not have any right, title, claim and interest over the said unit & parking spaces.

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.

Signature

FOR GAJRA VENTURES PVT. LTD.

Auth. Sign.

Email : info@gajragroup.co.in

Date:

Place:

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:

Sr. No.	Stages	Date of Completion
1	Excavation	
2	Basements (if any)	Not Applicable
3	Podiums (if any)	Not Applicable
4	Plinth	
5	Stilt (if any)	
6	Slabs of superstructure	
7	Internal walls, internal plaster, completion of floorings, doors 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 plumbings 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 of sale, any other activities.	
12	Internal roads & footpaths, lighting	Not Applicable

13	Water supply	
14	Sewerage (chamber, lines, septic tank, STP)	
15	Storm water drains	
16	Treatment and disposal of sewage and sullage water Others	
17	Solid waste management & disposal	
18	Water conservation / rain water harvesting	
19	Electrical meter room, sub-station, receiving station.	
20	Others	

FOR GAJRA VENTURES PVT. LTD.

Auth. Sign.