

# **M/s. RELIABLE KAAMDHENU LIFESPACES LLP**

**409 Persipolis Building, Plot No 74, Sector 17, Vashi, Navi Mumbai – 400703**

**To,**

**Mr/Mrs./Ms \_\_\_\_\_**

**R/o . \_\_\_\_\_**

**(Address)**

**Telephone/Mobile number \_\_\_\_\_**

**Pan Card No.:**

**Aadhar Card No.:**

**Email ID:**

**Sub:** Your request for allotment of residential / commercial unit in the project known as "**BALAJI THEO**" 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, I/ we have the pleasure to inform that you have been allotted a flat/shop/commercial bearing No. \_\_\_\_\_ RERA Carpet Area admeasuring \_\_\_\_\_ sq. mtrs equivalent to \_\_\_\_\_ sq. ft. on \_\_\_\_\_ floors in the building / project known as '**BALAJI THEO**' having MahaRERA Registration No. \_\_\_\_\_, hereinafter referred to as "the said Unit" being developed on the land bearing Plot No.76/1, admeasuring 2,602.01 sq. meters situated at Sector 17, Kalamboli, Taluka Panvel and District Raigad, Navi Mumbai for a total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) exclusive of GST, stamp duty and registration charges.

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

Further I/ we have the pleasure to inform you that you have been allotted along with the said Unit, \_\_\_\_\_ car parking on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

For Reliablekaamdhenu Lifespaces LLP

*Harsha C. Jaidhara*

Partner

*Parth*  
Partner

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### **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 I/We confirm to have received from you and amount of Rs \_\_\_\_\_ (Rupees. \_\_\_\_\_ only) being 10 % of the total consideration value of the said unit as booking amount / advance payment shall be paid by you in the following manner.

- a) Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) on before \_\_\_\_\_.
- b) Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) on before \_\_\_\_\_.
- c) Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) on before \_\_\_\_\_.
- d) Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) on before \_\_\_\_\_.

B. If you fail to make the balance \_\_\_\_\_ % of the booking amount / advance payment within the time period stipulated above further action stated in clause 12 hereunder written shall be taken by us against you.

### **4. Disclosures 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 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 said Plot is 2,602.01 sq. meters, with 1,092.19 sq. meters falling under Coastal Region Zone II (CRZ II) and 1,509.92 sq. meters outside CRZ II.

For Reliablekaamdhenu Lifespaces LLP

HARSHA JAI DHARNA  
Partner

  
Partner

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- iv. The Promoter has proposed to develop a "Residential cum Commercial" building of 2 Basements + Ground Floor + Thirty-Two upper Floors by utilizing 14,606.496 sq. meters FSI available under UDCPR on the Plot subject to approval of MCZMA and competent authorities;
- v. As on date the Promoter has obtained sanction from the competent authority for constructing the said Project comprising of 2 Basements + Ground Floor + Seventh Upper Floors by utilizing 3868.20 sq. meters FSI ("Phase-1") out of maximum possible 14,606.496 sq. meters FSI plus ancillary FSI and FSI permitted after obtaining final clearance from MCZMA of the Plot as per Commencement Certificate dated 06<sup>th</sup> July, 2023 bearing permit no. CARPC/B/2023/APL/00327 (the "CC").
- vi. The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

## 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 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 space(s) shall be handed over to you on or before \_\_\_\_\_ subject to the payment of the Consideration amount of the said unit as well of the covered car parking space(s) in the manner and at the times as well as per the terms and conditions as more

For Reliablekaamdhenu Lifespaces LLP

HALSHAH JAIODHAMI  
Partner

QAJODHAMI  
Partner

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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.

<b>Sr.No.</b>	<b>If the letter requesting to cancel the booking is received</b>	<b>Amount to be deducted</b>
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

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 will 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 Reliablekaamdhenu Lifespaces LLP**

*HARSHITA GAIKWAD*

Partner

*Shreyas*

Partner

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## 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 Performa 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.
  
- 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 equal to 2% of the cost of the said Unit and the balance amount if any due and payable shall be

For Reliablekaamdhenu Lifespaces LLP

HARSHA G/JADHANA

Partner



Partner

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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.

## **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.....

M/s Reliablekaamdhenu Lifespaces LLP

Through Designated Partner

Shri/Smt. \_\_\_\_\_

For Reliablekaamdhenu Lifespaces LLP

*Harshad/Anil*

Partner

*Gauri*

Partner

Date:.....

Place:.....

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## **CONFIRMATION & ACKNOWLEDGEMENT**

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

(Allottee/s)

Date .....

Place .....

Signature .....

Name .....

For Reliablekaamdhenu Lifespaces LLP

*HARSHA G JAI DHAR*

Partner



Partner

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## Annexure – A

Stage wise time schedule of 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, 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	

For Reliablekaamdhenu Lifespaces LLP

  
HARSHHEEN GAJDHANA

Partner

  
Sunita  
Partner

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	to complete project as per specifications in agreement of 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	
19.	Electrical meter room, sub-station, receiving station	
20.	Others	

Signature.....

M/s Reliablekaamdhenu Lifespaces LLP

Through Designated Partner

Shri/Smt. HARSHA G GAIDHARA

For Reliablekaamdhenu Lifespaces LLP

HARSHA G GAIDHARA

Partner

Parneet  
Partner