



Date : 24.02.2024

**Allotment Letter**

To,

Mr/Mrs./Ms

.....

R/o .....

(Address)

Telephone / Mobile Number.....

Pan Card No :

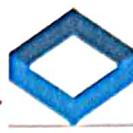
Aadhar Card No :

Email ID :

Sub: Your request for allotment of flat / commercial premises / Plot in the project known as "**KOHINOOR GARDENS**" constructed all that piece and parcel of land bearing CTS NO 2447(P), U NO. 198, SHEET NO. 83A, SECTION 7B, ULHASNAGAR-421001 within the limits of Ulhasnagar Municipal Corporation

**KGI REALTY PRIVATE LIMITED**

Sagarika Apartment, Mezzanine Floor, Opposite Tirupati Apartment, Chopra Court Road, Ulhasnagar - 421 003.



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 \_\_\_\_\_ BHK flat/ villa/bungalow / commercial premises bearing No. \_\_\_\_\_ admeasuring RERA Carpet area \_\_\_\_\_ sq. Mtrs equivalent to \_\_\_\_\_ sq.ft. Situated on \_\_\_\_\_ floor in Building \_\_\_\_\_ / Tower \_\_\_\_\_ / Block \_\_\_\_\_ / Wing \_\_\_\_\_ in the project known as "**KOHINOOR GARDENS**" having MahaRERA Registration No. \_\_\_\_\_, hereinafter referred to as "the said unit", being developed on CTS NO 2447(P), U NO. 198, SHEET NO. 83A, SECTION 7B, ULHASNAGAR-421001 within the limits of Ulhasnagar Municipal Corporation admeasuring 3031.12 Sq.mtrs. 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, garage(s) bearing No(s) \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs. equivalent to \_\_\_\_\_ sq.Ft./covered car parking space(s) at \_\_\_\_\_ level basement / podium bearing No(s) \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs. equivalent to \_\_\_\_\_ sq. ft. / stilt parking bearing No(s) \_\_\_\_\_, admeasuring \_\_\_\_\_ sq.



**KOHINOOR**

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**

Further I/ We have pleasure to inform you that you have been allotted an open car parking No. \_\_\_\_\_ without consideration.

**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 \_\_\_\_\_.

**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 and

iii) 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.

**6. Further payments:**

Further payments towards the consideration of the said unit as well as of the garage(s)/ 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 garage(s)/ covered car parking spaces(s) shall be handed over to you on or before 30/11/2027 subject to the payment of the consideration amount of the said unit as well as of the garage(s) / 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 youWithout interest within 45 days from the date of receipt of yourLetter 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.

i) In the event the amount due and payable referred in Clause 9 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



#### **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 where of 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 126.

#### **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 for 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.

#### **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 .....

Name:

M/S KGI REALTY PRIVATE LIMITED

Email Id:-

Date: 25.05.2024

Place: Ulhasnagar

### **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-----

**KGI REALTY PRIVATE LIMITED**

Sagarika Apartment, Mezzanine Floor, Opposite Tirupati Apartment, Chopra Court Road, Ulhasnagar - 421 003.

SR No.	ITEM	DATE OF COMPLETION
	COMMENCEMENT OF WORK	01/07/2024
1.	EXCAVATION	31/12/2024
2.	PLINTH	28/02/2025
3.	STILT (FIRST SLAB)	31/03/2025
4.	REMAINING SLABS OF SUPERSTRUCTURE	31/03/2026
5.	O.I.I.TANK & U.G.TANK	31/05/2026
6.	BRICK WORK, DOOR & WINDOW FRAMING	31/08/2026
7.	EXTERNAL PLASTERING WORK	31/12/2026
8.	INTERNAL PLASTERING WORK	28/02/2027
9.	EXTERNAL & INTERNAL PLUMBING	31/03/2027
10.	WATERPROOFING OF TERRACE & TOILETS	30/04/2027
11.	FLOOR TILES, TOILET TILING, TERRACE FLOORING	30/06/2027
12.	FITTING OF DOOR SHUTTER & WINDOWS	30/08/2027
13.	ST-CASE, LIFT WELLS & LOBBIES AT EACH FLOOR	30/09/2027
14.	SEWERAGE (CHAMBERS, LINES TO DISCONNECTING CHAMBER)	31/10/2027
15.	STORM WATER DRAINS	15/11/2027
16.	INSTALLATION OF LIFTS, FIRE FIGHTING SYSTEM, WATER PUMPS ELECTRICAL FITTINGS, PLUMBING FIXTURES	30/11/2027
17.	PLINTH PROTECTION PAVING, COMPOUND WALL, MAIN ENTRANCE GATE ETC.	15/12/2027
18.	ELECTRICAL METER ROOM, STACK PARKING, COMPOUND LIGHTING ETC	30/12/2027