



## ALLOTMENT LETTER

Date: **11-02-2024**

**TO,**  
**MR. SUSANTA KUMAR NAYAK (PAN NO- ABWPN1803H)**  
**MRS. MONALISA NAYAK (PAN NO- CMKPN2509M)**  
FLAT NO-CC\_MT\_B-152, MALA TOWERS,  
LOKHANDWALA COMPLEX, ANDHERI WEST-400053.  
CONTACT NO: - 9674719821 / 8910535130  
Email Id: - sknskn1971@gmail.com

**RERA REGISTRATION No: P52000045371**

**DEAR SIR / MADAM,**

Ref.: Your request letter dated **10-02-2024** for Reservation of Unit no. **1502, 2 BHK** on **15<sup>TH</sup>** floor, in Tower "**OPAL**" admeasuring carpet area of **57.02** sq. mtrs with additional usable area of **4.53** sq. mtrs (Gross usable area = **61.55** sq. mtrs) in project titled as "**SAI SUN CITY**" Phase II constructed on Piece and parcel of Non - Agricultural land bearing Survey No- 33, 62/1, Village- Ghot, Taluka- Panvel, Dist. Raigad.

1. We are in receipt of the captioned letter from you wherein you have stated that you have perused the approved Plans, title search report of said land, title certificate, title documents, revenue records, development permissions and other documents evidencing the approval of project by competent authority, registration certificate bearing no. **P52000045371** under **RERA** and Architect's Certificate certifying the area of unit, and draft "Agreement for sale" terms of which have been accepted by you in to. After detailed discussion and negotiation, you have requested us to reserve for you Unit no. **1502, 2BHK** on **15<sup>TH</sup>** floor in Tower "**OPAL**", admeasuring RERA carpet area of **57.02** sq. mtrs, **4.53** sq. mtrs. of Open Balcony area as additional usable area. (Gross usable area = **61.55** sq. mtrs) in project titled as "**SAI SUN CITY Phase II** against a consideration of **Rs. 63,50,000/- (RUPEES SIXTY-THREE LAKHS FIFTY THOUSAND ONLY)** to be paid as per the specific payment schedule offered by you.
2. Now upon your request and after considering the payment schedule offered by you, we are pleased to reserve for you the said unit, for said consideration the following preliminary terms & conditions.
3. The consideration for the Unit shall be paid by you in the following manner, time being essence of contract.

For CHARIOT PROPERTIES LLP

Partner

**Chariot Properties LI**

Off : 1701, Satra Plaza, Plot no. 19 & 20, Sector - 19D, Vashi, Navi Mum  
Tel.: 022 2783 9000 / 2784 9000 | Email: admin@paradisegroup.cc  
Website: www. paradisegroup.cc



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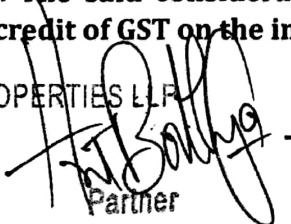
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### PAYMENT SCHEDULE

SR. NO.	PARTICULARS	AMOUNT
1	On Booking of Flat	1270000
2	On or Before Commencement of Work	635000
3	On or Before Completion of plinth	952500
4	On or Before Completion of 1st Slab	127000
5	On or Before Completion of 2nd Slab	127000
6	On or Before Completion of 3rd Slab	127000
7	On or Before Completion of 4th Slab	127000
8	On or Before Completion of 5th Slab	127000
9	On or Before Completion of 6th Slab	127000
10	On or Before Completion of 7th slab	127000
11	On or Before Completion of 8th Slab	127000
12	On or Before Completion of 9th Slab	127000
13	On or Before Completion of 10th Slab	127000
14	On or Before Completion of 11th Slab	127000
15	On or Before Completion of 12th Slab	127000
16	On or Before Completion of 13th Slab	127000
17	On or Before Completion of 14th Slab	127000
18	On or Before Completion of 15th Slab	127000
19	On or Before Completion of 16th Slab	127000
20	On or Before Completion of 17th Slab	127000
21	On or Before Completion of 18th Slab	127000
22	On or Before Completion of 19th Slab	127000
23	On or Before Completion of 20th Slab	63500
24	On or Before Completion of 21st Slab	63500
25	On or Before Completion of 22nd Slab	63500
26	On or Before Completion of 23rd Slab	63500
27	On or Before Completion of 24th Slab	63500
28	On or Before Completion of 25th Slab	63500
29	On or Before Completion of 26th Slab	63500
30	On or Before Completion of 27th Slab	63500
31	On or Before Completion of 28th Slab	63500
32	On or Before Completion of 29th Slab	63500
33	On or Before Completion of 30th Slab	63500
34	On or Before Completion of 31st Slab	63500
35	On or Before Completion of 32nd Slab	63500
36	On or Before Completion of Brick Work	63500
37	On or Before Completion of Plaster Work	63500
38	On or Before Completion of Plumbing, Electric & Flooring work	63500
39	On or Before Possession of Flat	63500
	<b>TOTAL</b>	<b>6350000</b>

Apart from the above, you shall pay GST, Stamp duty and Registration charges as applicable. The said consideration as above is determined after paying on the benefit of credit of GST on the input cost to you.

For CHARIOT PROPERTIES LLP

  
Partner

**Chariot Properties LLP.**

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4. The reservation amount for the above-mentioned unit is **Rs. 63,50,000/- (RUPEES SIXTY-THREE LAKHS FIFTY THOUSAND ONLY)** and you have agreed to pay the reservation as per the schedule given below.
  - a) **Rs. 1,00,000/- (RUPEES ONE LAKH ONLY)** on or before the date of Reservation.
  - b) **Rs. 18,05,000/- (RUPEES EIGHTEEN LAKHS FIVE THOUSAND ONLY)** towards the completion of Work till date i.e. **(On or Before Commencement of Work)** on or before **26-02-2024**.
  - c) Balance of **Rs. 44,45,000/- (RUPEES FORTY-FOUR LAKHS FORTY-FIVE THOUSAND ONLY)** to be paid upon demand as per the schedule mentioned above.
5. You shall pay any statutory taxes, any additional rate of statutory taxes, GST, additional stamp duty and additional registration charges on consideration as may be applicable from time to time.
6. You shall obtain the mutually approved draft copy of the "Agreement for sale" from our office and shall take immediate steps to get the same duly stamped under the Stamp Act and registered under the Registration Act, 1908. We undertake to make ourselves available through authorized representative for purpose of registration at the notice of fifteen (15) days from you. We shall not be liable under any law for any delay, laches and / or negligence shown by you in presenting the "Agreement for sale" for execution and registration before the competent authority
7. We shall be entitled at our discretion to terminate this reservation in the event of you committing default in payment on due date of any amount due and payable by you to us under this reservation (including your proportionate share of taxes levied by competent authority and other outgoings) and on you committing breach of any of the terms and conditions herein contained.
8. Upon termination, the Promoter shall refund the amount of installments of sale price of the unit (subject to adjustment of 25% of payments received till that date as liquidated damages and service charge) which may till then have been paid by the Allottee. Such refund shall be issued within a period of thirty days (30) of the registration of cancellation/termination deed.
9. We shall at our discretion, be entitled to charge to you interest at the rates prescribed under the RERA Rules on all the amounts which become due and payable by you under the terms of this agreement from the date the said amount is payable till the date the amount is actually paid. However, such entitlement of interest shall not be deemed to be a waiver of our right to terminate the agreement as per the provisions of the agreement. It is pertinent to note that, in case due to any default committed by you, we are compelled to take finance from Bank/Institution to maintain the pace of work, then the interest on default amount will be charged at par with the interest rate which the Bank / Institution shall charge us.

For CHARIOT PROPERTIES LLP

  
Partner

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10. We may allow the occupation of the said unit to you only after receiving the entire amount of consideration, all other receivables and after necessary documentary compliance from your side.
11. You shall use the units strictly for the purpose for which it is allotted. No change of user will be permitted except by the competent authority. You agree that you will not transfer/ assign the benefits of this reservation without our previous written consent. Any transfer/ assignment without our written permission will be void - ab - initio.
12. You agree to sign all applications, papers and documents and do all such acts, deeds and things as we may require for safe guarding the interest in the said project.
13. In case you require a site visit, prior written permission from the undersigned is necessary. We will not be responsible for any accident or mishap that may happen on site either to you or to any of your family members or friends.
14. In respect of any amount remaining unpaid under this Reservation including taxes on consideration, we will have a first lien and charges etc.
15. Nothing in this letter will be deemed as demise of any right, title and interest in the said unit or the property. This reservation merely entitles you to enter into an "Agreement for Sale" at a future date upon payment of agreed consideration as per the payment schedule mentioned herein above.
16. It is also agreed and understood that this reservation letter will stand overridden by executed and registered "Agreement for sale" in respect of said unit.

**For M/S. CHARIOT PROPERTIES LLP**

For CHARIOT PROPERTIES LLP

(Partner)

Partner

We hereby confirm the terms and conditions of this letter.

NAME OF ALLOTTEE/S

SIGNATURE

1. MR. SUSANTA KUMAR NAYAK

2. MRS. MONALISA NAYAK

WITNESSES

(1) \_\_\_\_\_

(2) \_\_\_\_\_

**Chariot Properties LLP.**

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