

## ALLOTMENT LETTER

**FM GANRAJ HOMES LLP**  
**PARTNER**  
*[Signature]*

To,  
Shri / Sou./Smt. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date -

Dear Sir / Madam,

1) We are the Promoters of the Residential Project known as "Ganga Acropolis Project - I (Building nos. A, B, C, D, E & F) as part of the Whole Project known as "Ganga Acropolis" under construction by us on the land totally admeasuring Hectares 02=63.54 Ares as follows :-

The contiguous block of admeasuring Hectares 02=63.54 Ares formed of a portion admeasuring Hectares 02=03.54 Ares of land admeasuring Hectares 02=08 Area bearing Survey No.41 Hissa No.1 and of the lands admeasuring Hectares 00=40 Ares and Hectares 00=20 Ares bearing Hissa Nos.2/14 and 2/1 respectively of land bearing Survey No.41, situate, lying and being at Village Sus within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Gram Panchayat of Village Sus.

We have applied for and received Registration (bearing No. \_\_\_\_\_ dated \_\_\_\_\_) for " \_\_\_\_\_ " from the Maharashtra Real Estate Regulatory Authority.

2) Pursuant to discussions by and between ourselves and yourself, we have provisionally agreed to allot to you the Residential flat admeasuring \_\_\_\_\_ sq.mtrs carpet area bearing No. \_\_\_\_\_ to be situate on the \_\_\_\_\_ floor of Building " \_\_\_\_\_ " of "Project - I" of the said Project known as "GANGA ACROPOLIS" under construction by the Promoter on the said Land TOGETHER WITH the enclosed balcony admeasuring \_\_\_\_\_ sq.mtrs, and the attached balcony/ dry balcony admeasuring \_\_\_\_\_ sq.mtrs TOGETHER WITH the exclusive right of user of the Open Terrace at eye-level having an area of \_\_\_\_\_ sq. mtrs appurtenant thereto AND FURTHER TOGETHER WITH the exclusive right of user of \_\_\_\_\_ covered Car parking space situate in the Basement/ Parking Floor of the said Building on the terms and conditions set out hereinafter and whereas the said Building " \_\_\_\_\_ " situate on the \_\_\_\_\_ floor of the said Project at or for the consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) out of which an amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) is received, which amount is exclusive of Stamp Duty, Registration Charges, Goods and Service Tax and other Deposits and Charges.

3) The agreed consideration amount and all other Deposits and Charges to be paid by you to us are set out in Annexure - "B" hereto annexed.

4) The sale of the said Flat with its appurtenances by us to you will be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations framed thereunder and the sale of the said Flat shall also be subject to and on the terms of the proforma Agreement for Sale being employed by us for sale of Flats in the said Project. Such proforma Agreement for Sale has been uploaded by us on our Profile Page in the Website of the Maharashtra Real Estate Regulatory Authority.

Subject to the above, we set out certain of the principal terms and conditions of such sale in **Annexure "C"** hereto annexed. The Customer Information Form attached herewith as **Annexure "D"**.

5) You shall take steps for having the Agreement for Sale in respect of the said Flat proposed to be executed by us in your favour duly franked with the proper Stamp Duty payable in respect thereof and join us in the execution and registration of an Agreement for Sale in respect of the said Flat and its appurtenances within a period of 7 (seven) days of the date of issuance of this Provisional Allotment Letter by us in your favour failing which such Provisional allotment of the said Flat in your favour shall stand cancelled and you shall have no claim or grievance against us.

6) Kindly sign a copy of this Letter and return the same to us in token of your having confirmed the contents hereof.

Yours sincerely,  
For GANRAJ HOMES LLP

(Partner)

**ANNEXURE "A"**  
**Structure**

**LIVING:-**

- Imported Marble Flooring
- POP/ Gypsum finishes for walls and ceiling
- Telephone and cable TV connection
- Private terrace with glass railing

**BEDROOM:-**

- Vitrified Tile/ Laminated wooden flooring
- Air conditioning

**KITCHEN:-**

- Modular kitchen with hob and chimney
- Dry Terrace
- Water purifier

**BATHROOMS:-**

- Vitrified/Ceramic Flooring
- Wash basin with counter
- Good quality C. P. fittings and sanitary ware
- Solar Heater connection in one bedroom only

**AUTOMATION:-**

- Apartment management system with touch screen/ remote control
- 100 % Generator back-up.

**ANNEXURE "B"**  
**Payment Schedule**

| Sr. No. | Amount | %   | Stage Due                                                                                                                     |
|---------|--------|-----|-------------------------------------------------------------------------------------------------------------------------------|
| 1       |        | 10% | Booking Amount                                                                                                                |
| 2       |        | 10% | Agreement & Booking within 21 days                                                                                            |
| 3       |        | 10% | On Initiation of Plinth Work                                                                                                  |
| 4       |        | 5%  | On Initiation of First Slab                                                                                                   |
| 5       |        | 5%  | On Initiation of Third Slab                                                                                                   |
| 6       |        | 5%  | On Initiation of Fifth Slab                                                                                                   |
| 7       |        | 5%  | On Initiation of Seventh Slab                                                                                                 |
| 8       |        | 5%  | On Initiation of Ninth Slab                                                                                                   |
| 9       |        | 5%  | On Initiation of Eleventh Slab                                                                                                |
| 10      |        | 5%  | On Initiation of Thirteen Slab                                                                                                |
| 11      |        | 5%  | On Initiation of Fifteen Slab                                                                                                 |
| 12      |        | 5%  | On Initiation of Seventeenth Slab                                                                                             |
| 13      |        | 5%  | On Initiation of Nineteenth Slab                                                                                              |
| 14      |        | 5%  | On Initiation of Twenty First Slab                                                                                            |
| 15      |        | 5%  | On Initiation of Twenty Third Slab                                                                                            |
| 16      |        | 4%  | On Initiation of Brick Work                                                                                                   |
| 17      |        | 4%  | On Initiation of Flooring and Plumbing                                                                                        |
| 18      |        | 2%  | On or Within Seven days of The Promoter intimating to the Purchaser/s/ Allottee/s that the unit is ready for use & Occupation |
|         |        |     | <b>Total</b>                                                                                                                  |
|         |        |     | Stamp Duty Charges                                                                                                            |
|         |        |     | Registration Fees                                                                                                             |
|         |        |     | Other Charges                                                                                                                 |
|         |        |     | Goods and Service Tax                                                                                                         |
|         |        |     | <b>Total</b>                                                                                                                  |

**ANNEXURE "C"**  
**Terms and Conditions**

- 1) The amounts of Goods and Service Tax, Stamp Duty, Registration Fees shown in Annexure "B" are per today's applicable rates. The Purchaser/s shall be bear and pay any change in such taxes or duties from time to time as applicable or any other charges levied by Government in future before or after taking possession of the Flat.
- 2) Payment should be made within 15 days from the date of demand by Cheque and / or Demand Draft only.
- 3) Interest will be levied as specified in the Rules (2% + State Bank of India highest Marginal Rate of Interest) on all the delayed payments.
- 4) The Stamp Duty, Registration Fees and Registration Charges should be paid at the time of Registration of Unit Agreement.
- 5) The Purchaser/s has understood the plans and specifications of the Flat.
- 6) If the Purchaser/s cancel the booking before agreement, the Promoter shall deduct a sum of Rs. 25,000/- while refunding.
- 7) The Purchaser/s has agreed to pay interest free security deposit before taking possession of the unit / flat towards indemnity, in case of any damages or liabilities from the date of the possession.
- 8) Transfer or Sale of the Unit / Flat is not allowed till full Flat Cost and other charges are paid and possession is taken.
- 9) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, then it shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
- 10) Kindly pay all amounts towards Agreement Cost / Goods and Service Tax by cheques / Pay orders / Demand drafts in the name of Promoter payable at Pune.

Bank details :-  
Current Account No. :-  
IFS Code :-  
MICR Code :-

- 11) Kindly pay Stamp Duty / Registration Fees / Registration Charges by Cheques / Pay Orders / Demand Drafts in the name of "GBG - Parking a/c for over - the counter statutory payment".

Bank details :-  
Current Account No. :-  
IFS Code :-  
MICR Code :-

**ANNEXURE "D"**

PROJECT : GANGA ACROPOLIS

Building No. :  
Flat / Shop No. :  
Request date :

APPLICANT'S NAME :- 1) \_\_\_\_\_  
2) \_\_\_\_\_

AGE :-

1) \_\_\_\_\_ 2) \_\_\_\_\_

ADDRESS :-

\_\_\_\_\_  
\_\_\_\_\_

OCCUPATION :-

1) \_\_\_\_\_ 2) \_\_\_\_\_

COMPANY :-

\_\_\_\_\_

TEL NO. (OFFICE) : \_\_\_\_\_ RES. NO. \_\_\_\_\_

MOBILE NO. :- 1) \_\_\_\_\_ 2) \_\_\_\_\_

E-MAIL ID :- \_\_\_\_\_

WEDDING ANNIVERSARY :- \_\_\_\_/\_\_\_\_/\_\_\_\_

AMOUNT AS EARNEST MONEY RS. \_\_\_\_\_/- CHEQUE NO. & DATE

\_\_\_\_\_

BANK NAME :- \_\_\_\_\_

Committed Date of Agreement :- \_\_\_\_\_

Committed Date of NEFT :- \_\_\_\_\_ Committed date for Stamp  
Duty & Registration :- \_\_\_\_/\_\_\_\_/\_\_\_\_ providing Loan Document :-

\_\_\_\_/\_\_\_\_/\_\_\_\_

Mode :- Direct / Reference / Broker :- \_\_\_\_\_

Loan required :- Yes ☐ No. ☐ Loan required Rs. \_\_\_\_\_/-

Name of Institute :- \_\_\_\_\_

**DETAILS OF THE UNITS :-**

Flat / Shop / Office No. \_\_\_\_\_ Building No. \_\_\_\_\_ Carpet \_\_\_\_\_  
Sq.mtrs. Open Terrace \_\_\_\_\_ Sq.mtrs. Dry Balcony \_\_\_\_\_ Sq.mtrs.  
Encl. Balcony \_\_\_\_\_ Sq.mtrs.

Agreement Value :- Rs. \_\_\_\_\_/-

Parking details :- Rs. \_\_\_\_\_/-

Security Deposit :- Rs. \_\_\_\_\_/-

PAN CARD :- 1) \_\_\_\_\_ 2) \_\_\_\_\_