

ALLOTMENT LETTER

Dated _____, day of _____ 2017

BUNGALOW NO :-
HAVING GROUND + ONE FLOOR
HAVING CARPET AREA :-

ALONG WITH :
PLOT NO. :-
ADMEASURING :- _____ SQ. MTRS.

IN VILLAGE :- Ambivali(Mazgaon) TALUKA:-Khalapur,
DIST :-RAIGAD

AGREED CONSIDERATION:- Rs. _____/-

1. The aforementioned Bungalow No. _____ in Project known as 'Magic Hill Enclave', having built up area _____ Sq.Ft. along with Plot No. _____ admeasuring _____ sq. mtrs. has been agreed to be allotted in the name of MR./MRS./M/S _____, residing/ having office at _____, having PAN _____, for the agreed consideration of Rs. _____/-
2. The tentative schedule of payment of the consideration is annexed at **Schedule-I** hereunder written.



1 of 6

Garnet Construction Limited

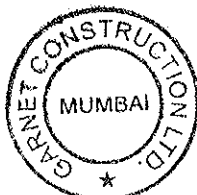
Registered & Corporate Office:

501/531, Laxmi Mall, Laxmi Industrial Estate, New Link Road, Andheri (W), Mumbai - 400 053.

Tel: 91-22-42578500 | Fax: 91-22-42578522 | E-mail: garnet@garnetconstructions.com | www.garnetconstructions.com

3. The said Mr/Mrs/M/s. _____ intending to purchase the said Bungalow and Plot approached the Owner & Developer, GARNET CONSTRUCTION LIMITED, a company duly registered under the Companies Act, 1956, having its registered office at 501/531 Laxmi Mall, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai-400053 through its Director and Authorised Signatory Mr. Arun Kishankumar Kedia. The intending Purchaser/s has/have been given inspection of the following documents before the allotment of the said Plot and Bungalow.

(a) Original Sale Deeds in respect of land bearing Survey No.17, Hissa No.2, admeasuring 1 Hectors, 53.0 Ares; land admeasuring 3 Hectare 14.86 Ares from and out of Survey No.17, Hissa No.3, admeasuring 4 Hectares, 91 Ares; Land bearing Survey No.17, Hissa No.4, admeasuring 0 Hectares, 53 Ares; Land bearing Survey No.17, Hissa No.5, admeasuring 0 Hectares, 14 Ares; Land bearing Survey No.17, Hissa No.6 admeasuring 0 Hectares 15 Ares; Land bearing Survey No.17, Hissa No.8 admeasuring 0 Hectares, 17 Ares; Land bearing Survey No.17, Hissa No.9, admeasuring 0 Hectares, 22 Ares; Land bearing Survey No.17, Hissa No.10, admeasuring 0 Hectares, 13 Ares; Land admeasuring 0 Hectare 11.88 Ares from and out of Survey No.17, Hissa No.11, admeasuring 1 Hectares, 34 Ares and land bearing Survey No.17, Hissa No.34 admeasuring 0 Hectares, 29 Ares totally admeasuring 6 Hectares 42.74 Ares situated at Village Ambivali (Mazgaon), Taluka: Khalapur, District Raigad subject matter of the Project known as 'Magic Hill Enclave' bearing RERA Registration No. _____.



2 of 6

Garnet Construction Limited

Registered & Corporate Office:

501/531, Laxmi Mall, Laxmi Industrial Estate, New Link Road, Andheri (W), Mumbai - 400 053.

Tel: 91-22-42578500 | Fax: 91-22-42578522 | E-mail: garnet@garnetconstructions.com | www.garnetconstructions.com

- (b) The Original Layout sanction / N.A. Permission / Development Permission Order dated 04th December 2010, passed by the District Collector Raigad, L.N.A.1 (B)/ P.K.198/2010 along with the Original Sanctioned Plan of the entire layout.
- (c) The Original Layout approval / N.A. Permission / Development Permission dated 20th August 2009, granted by the District Collector, Raigad, L.N.A.1/SR122/2009 in respect of land admeasuring 11 Hectares 10.76 Ares which is also developing by the Vendor / Promoters;
- (d) The type layout plan of bungalow type no.-----, in respect of **Plot No.-----** in the sanctioned layout of which inspection was specifically demanded by the Purchaser.
4. After having satisfied himself/herself/itself of the clear and marketable title and saleability of the said Plot and Bungalow, the intending Purchaser/s has/have offered to purchase the aforementioned Plot and Bungalow.
5. In consideration of this, the earnest amount of Rs. _____/- has been paid at the time of issuance of this Allotment Letter.
6. The Purchaser/s shall pay all statutory charges, GST, and any other taxes of any kind by whatever name called, and agrees to pay Stamp Duty and registration Charges and all other charges as and when amended by the Government Authority.





Within __ days the parties undertake to execute an Agreement for Sale of Plot No. _____ admeasuring _____ and Bungalow No. _____ having approximate built up area of _____ within __ days from the date of issuance of this Allotment Letter. If the second instalment towards consideration is not paid by the allottee on the date indicated in the schedule, the Owner/ Developer shall have an option either to cancel the allotment or to extend the period for payment. If the owner/developer decided to cancel the allotment, the Owner/Developer shall be entitled to deduct 10% of the Booking Amount towards Administrative Expenses and Charges for Loss of Business Opportunity.

The Promoter/Developers has maintained a separate account in respect of sums received by the Promoter/Developers from the purchasers as consideration amount , advance or deposit, details whereof are as set out below:

Name of the Bank – State Bank of India

Account no – A/c No. 37024916921

IFSC Code: SBIN0012521

Address: Goregoan East, Mumbai

7. In the event that the intending Purchaser/s desires not to enter into the said Agreement for Sale & informs the Developer, the Developer shall return the earnest deposit after deducting 10% as aforesaid within 15 days of intimation from the intending purchaser.

Date:

Place:

Authorised Signatory,

Garnet Construction Ltd.

Prospective Purchaser/s

4 of 6



Garnet Construction Limited

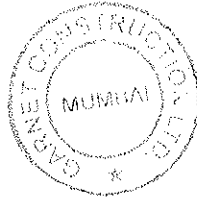
Registered & Corporate Office:

501/531, Laxmi Mall, Laxmi Industrial Estate, New Link Road, Andheri (W), Mumbai - 400 053.

Tel: 91-22-42578500 | Fax: 91-22-42578522 | E-mail: garnet@garnetconstructions.com | www.garnetconstructions.com

SCHEDULE I

SCHEDULE OF PAYMENT	% OF WORK
At the time of booking	10%
Completion of plinth work	15%
Completion of Slab	30%
Completion of Walling	10%
Completion of Doors, Door Frames, Windows	10%
Completion of External & Internal Walls	7%
Completion of Flooring	7%
Completion of Sanitary	7%
On Possession	4%
On Possession towards Legal charges, Entrance fees and share capital, Society formation charges, M.S.E.B.	Rs.1,00,000/-



1 - 1 - 1 - 1 -



RECEIPT

RECEIVED from the above named _____ the sum of **Rs**
/- (Rupees _____ Only) as and by the way of part-
payment/advance towards Sale Consideration as herein above mentioned
by Cash/ Cheque.

1. Cheque No:_____ dt _____ drawn on _____. Rs._____/-
2. Cheque No:_____ dt _____ drawn on _____. Rs._____/-
3. Cheque No:_____ dt _____ drawn on _____. Rs._____/-

All Cheques are subject to realization.

I SAY RECEIVED

FOR GARNET CONSTRUCTION LTD.



[Handwritten Signature]

AUTHORISED SIGNATORY

Garnet Construction Limited

Registered & Corporate Office;

501/531, Laxmi Mall, Laxmi Industrial Estate, New Link Road, Andheri (W), Mumbai - 400 053.

Tel: 91-22-42578500 | Fax: 91-22-42578522 | E-mail: garnet@garnetconstructions.com | www.garnetconstructions.com