



Murli Manohar Plaza,
Shop No. 1,
Near Shanti Sagar Hotel,
Kurla Camp Road,
Ulhasnagar - 421 005.
Tel. No.: 0251 - 2533095

Sr.No.

Dated:-

To,
Mr./Mrs./Ms _____
R/o _____

Telephone/Mobile No.

PAN CARD No.

Aadhaar Card No.

Email ID:

Sub: Your request for allotment of Residential Flat No. _____
On _____ Floor of "MANNAT AVENUE" the construction
work of which is in progress at C.D. hold land of **Room**
No.261 of Blk.No.A-131 bearing C.T.S. No.22917,
Ulhasnagar-4, District Thane, having MahaRERA
Registration No. _____.

Sir/Madam

1. Allotment of the said flat:-

This has reference to your request at above subject. In that regard I have pleasure to inform that you have been allotted a 2BHK/1BHK Flat bearing Flat No. _____ admeasuring RERA Carpet area _____ Sq.Meters equivalent to _____ Sq.ft. situated on _____ Floor in Building named "MANNAT AVENUE" the construction work of which is in progress act C.D. hold land of **Room No.261 of Blk.No.A-131 bearing C.T.S. No.22917** shown in Survey **Sheet No.53, Ulhasnagar-4, District Thane, having RERA Registration No. _____** hereinafter referred to as the "**SAID FLAT**" for a total sale consideration amount of ₹ _____ (Rupees _____) exclusive of GST, Stamp-Duty and Registration charges.

For RANA'S CONSTRUCTION

PARTNER

2. Allotment of parking space (s):

I have the pleasure to inform you that the above said building is constructed on a piece of land admeasuring about 250 Sq.yards equivalent to 209.10 Sq.Meters, I shall provide the parking space at ground floor of building as have been approved and sanctioned in Building Plan by the Ulhasnagar Municipal Corporation. It is not possible to allot a separate parking space to any of the flat holder of the said building. The Parking space of said building at ground floor will be common for all the flat holders and all the flat holders shall park their vehicles in parking area with their mutual settlement. The above condition shall be enumerated in the agreement for sale to be entered into between myself and yourselves.

3. Receipt of part consideration:

I confirm to have received from you an amount of ₹_____-/- (Rupees _____). The above amount is not more than the 10% of the total sale consideration amount of said flat. The above amount is booking amount/advance payment received on ____ day of _____, 2022 through Cheque No. _____ dated _____ drawn on _____ or through RTGS/NEFT mode bearing UTR No. _____ dated _____. The balance sale consideration amount will be paid by you in following manners:-

- A. 20% of the total sale consideration amount will be paid to the Vendor/Builder aforesaid at the time of execution of Agreement of Sale.
- B. 20% of the sale consideration amount will be paid to the Vendor/Builder aforesaid at the time of completion of all slab work of said building.
- C. 10% of the sale consideration amount will be paid to the Vendor/Builder aforesaid at the time of completion of bricks work of said building.
- D. 10% of the sale consideration amount will be paid to the Vendor/Builder aforesaid at the time of completion of internal plastering work of said building.

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- E. 10% of the sale consideration amount will be paid to the Vendor/Builder aforesaid at the time of completion of outer plastering work of said building.
- F. 05% of the sale consideration amount will be paid to the Vendor/Builder aforesaid at the time of completion of internal and external plumbing work of said building.
- G. 10% of the sale consideration amount will be paid to the Vendor/Builder aforesaid at the time of installation of lift and completion of clouring work of said building.
- H. 05% of the sale consideration amount will be paid to the Vendor/Builder aforesaid at the time of delivery of possession of said flat to the Purchaser herein.

4. Disclosures of information:

I have made available to you the following information namely:-

- i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are dsplayed at the project site and has also been uploaded on Maha RERA 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 hereby confirm that the said flat is free from all encumbrances and I hereby further confirm that no encumbrances shall be created on the said flat. I hereby confirm that I have not taken any loan from any banking authority and or any financial company or any financial institute for the purchase of above said land property and I have not taken any project loan etc.

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6. Further paments:

Further payments towards the sale consideration amount of said flat shall be made by you in the manner at the times as well as on the terms and conditions are more specifically enumerated/stated in the agreement for sale to be entered into between myself and yourselves.

7. Possession:

That the said flat shall be handed over to you on or before 31/10/2024 subject to the payment of sale consideration amount of said flat as per the terms and conditions as more specifically enumerated/stated in the agreement for sale to be entered into between myself 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 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.

Sr. No.	If the letter requesting to cancel 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 flat.
3.	within 31 to 60 days from issuances of the allotment letter	2% of the cost of the said flat.

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The amount deducted shall not exceed the amount as mentioned in the table above.

- 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 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.

10. Other payments:

You shall make the payment GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma 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 myself and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of agreement for sale does not create a binding obligation on the part of myself 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 concern 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 the registration of the same before the concern Sub-Registrar within the stipulated period of 2 months from the

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date of issuance of this letter or within such period as may be communicated to you, I shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for the registration of the same within 15 (Fifteen) days, which if not complied, I shall be entitled to cancel this allotment letter further I shall be entitled to forfeit an amount not exceeding to 2% of the cost of the said flat 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 No.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 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 myself and yourselves. Cancellation of allotment of the said flat thereafter, shall be covered by the terms and conditions of 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 of Promoter/Authorised Signatory).

RAJESH GODHUMAL DUMBANI.

Partner of "RANAS CONSTRUCTION",

Email I.D: rajeshdumbani@yahoo.com

Date:-

Place:- Ulhasnagar.

For RANA'S CONSTRUCTION



PARTNER

CONFIRMATION & ACKNOWLEDGEMENT

I/We have read and understand 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 _____
(Allotee/s).

Date: _____
Place: Ulhasnagar.

 **P. RANA'S CONSTRUCTION**
PARTNER

P. RANA'S CONSTRUCTION

Sr. No.	Stages	Date of Completion
1.	Excavation	15/11/2022
2.	Basement (if any)	None.
3.	Podiums	None.
4.	Plinth	20/12/222
5.	Stilt (if any)	None
6.	7 slabs of super structure	30/07/2023
7	Internal walls, internal plaster, completion of Floorings, doors and windows	01/01/2024
8.	Sanitary electrical and water supply fittings Within the said flat	27/02/2024
9.	Staircases, lift, bore-well and lobbies at each floor level overhead and underground water tanks.	15/04/2024
10	External plumbing and external plaster, elevation, completion of terrace with waterproofing	10/06/2024
11.	Installation of lift, water pump, 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 to complete project as per specifications in agrrement for sale, any other activities.	15/07/2024
12.	Internal roads & footpaths, lighting	None
13.	Water supply	15/07/2024
14.	Swerage (chamber, lines, septic tank, STP)	15/07/2024
15.	Storm Water Dran	None
16.	Treatment and disposal of sewerage and sullage water	None
17.	Solid waste management & disposal	None
18.	Water conservation/rain water harvesting	None
19.	Electrical meter room, sub-station, receiving station	15/07/2024
20.	Others	15/10/2024

Dated:- 29/08/2022

Rajesh Godhumal Dumbani
Partner of RANAS CONSTRUCTION.
Promoter

For RANA'S CONSTRUCTION

PARTNER