

Date :- 21th July 2017

To,

## Maharashtra Real Estate Regulatory authority

3<sup>rd</sup> Floor, A-Wing, Slum rehabilitation Authority, Administrative building, Anant kanekar Marg, Bandra (E), Mumbai 400051

Dear Sir / Madam.

Subject: Declaration for no encumbrances

I, Mr. Champaklal Gangar Director of B.P Gangar Constructions Pvt Ltd the developer of the said building "Parasmani Heights" hereby declare that as on 21st July 2017 we have not prepared any Agreement of Sale as the construction for sale building has not started yet. We Declare that when we prepare the agreement of sale for the project it shall be as per the Guidelines and as per Model Agreement of MahaRera.

Kindly take above details on your record and do the needful Thanking You,

Your's truly

For B. P. Gangar Constructions Pvt. Ltd.

(Director)





## **ALLOTMENT**

I, Mr. Champak Bhimshi Gangar, on behalf of M/s. B. P. Gangar Constructions Pvt. Ltd. (a Pvt. Ltd. company, registered under Companies Act, 1956 and having its office at 95, Parasmani Tower, Ground floor, Office No. 7 M.M.G.S. marg Dadar (East) Mumbai-400 014), state that we are in the process of redevelopment U/S 33(7) of Plot bearing CS nos. 577, 578,579, 580 and bearing Plot nos. 321, 334, 335, 336 of Wadala Estate Scheme, Katrak Road, Wadala, Mumbai 400031.

Further, you,	l, o	on behalf my company, M/s. B. P. Gangar	Construct having	ions Pvt.		allot to at
				the		Flat
No	ad b	in the sale building "P				
		nere in above. The carpet area of each flat r th these flat, you shall be allottedcar p				
		project at no extra cost.	out will be	ocs in the	T GT KI	.g area
The Dov	رمام	pers have agreed to sell & The Allotee h	as agreed	to purcha	so the	- Flats
		herein above the terms & conditions for the	_	-	ise the	: Flats.
1.	Th	e price for the entire deal mentioned above	e is fixed @	`,	/-	
2.	Th	e Allotee shall pay the said price to the Deve	elopers as u	nder:		
	a.	On Signing of this Letter of Allotment				
		(already received)```,	/_			
	b.	On Completion of ground floor plinth	,/-			
	c.	On Completion of seventh floor podium'	,,/-			
	d.					
	e.	`.,,,.,./-				
	f.	On or before Possession`.,.,,,,,	/-			

documents necessary for registration and The Allottee shall get the said Flats duly registered.

The Developers agree to provide the Agreement for Sale along with all

3.



- The Allotee shall pay all the necessary Stamp Duty & Registration Fees 4. prevailing at the time of registration.
- The Allotee shall also pay other charges viz. legal charges, professional 5. charges, share money for the shares of the society, water deposits, electric meter deposit, deposits for the taxes & maintenance of the society etc.
- The Allotee shall also pay other charges viz. GST, all government taxes, etc. 6. and whatever levied by the government authorities from time to time.
- The developer shall pay all the other charges except those mentioned 7. above in clause no. 5 & 6 related to the development & construction of the building.
- The developer shall give the possession of the said Flats duly constructed. 8.
- The developer agrees to give the possession on or before 25th December, 9. 2025 in the normal course of circumstances.

## SCHEDULE:

All the piece & parcel of the landbearing CS nos. 577, 578,579, 580 and bearing Plot nos. 321, 334, 335, 336 of Wadala Estate Scheme, Katrak Road, Wadala, Mumbai 400 031.

Mr. Chamnak RhimshiGangar

	Will Champak Britishied				
	(On behalf	of M/s. B. P. Gang	ar Constructions Pvt. Lt	:d.)	
agree					