

# PANCHRATNA DEVELOPERS

SHOP No.1, SWASTIK PLATINUM, HAJIMALANG ROAD, PISAVALI, KALYAN EAST -421306

Date:-23-01-2023

Date: \_\_\_\_\_

To,

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

**Sub.:** Your request for allotment of flat/commercial premises/ plot/ in the project known as "Panchratna Sapphire", having Maharera Registration No \_\_\_\_\_.

Sir/Madam,

**1. Allotment of the said unit:**

This has reference to your request referred at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted \_\_\_ flat premises bearing No \_\_\_\_\_ admeasuring RERA Carpet area \_\_\_\_\_ sq. mtrs equivalent to \_\_\_\_\_ sq. ft. situated on \_\_\_ floor in Building "\_\_\_", Wing "\_\_\_" in the project known as "Panchratna Sapphire", having MahaRERA Registration No \_\_\_\_\_ hereinafter referred to as "the said unit". being developed on land bearing Survey No(s) 33, Hissa No(s) 4/2 lying and being at Pisavali Village, Taluka Kalyan, Dist. Thane admeasuring \_\_\_\_\_ sq. mtrs. for a total consideration of Rs \_\_\_\_\_ ( \_\_\_\_\_ ) Inclusive of GST, stamp duty and registration charges.

**2. Allotment of garage/covered parking space(s): NA**

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s) \_\_\_ admeasuring \_\_\_ sq. mtrs equivalent to \_\_\_\_\_ sq. ft. /covered car parking spaces(s) at \_\_\_\_\_ level basement/podium bearing No(s) \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs equivalent to \_\_\_\_\_ sq.ft/ stlit parking bearing No(s) \_\_\_\_\_, admeasuring \_\_\_\_\_ sq. mtrs equivalent to \_\_\_\_\_ sq.ft/ mechanical car parking unit bearing No(s) \_\_\_\_\_ admeasuring \_\_\_\_\_ sq mtrs equivalent to \_\_\_\_\_ sq ft. on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

**M/s. PANCHRATNA DEVELOPERS**

**3. Receipt of part consideration:**

*(Signature)*

**Partner**

A. You have requested us to consider payment of the booking amount/advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you and amount of Rs. \_\_\_\_\_/-(Rupees \_\_\_\_\_ only) being \_\_\_% of the total consideration value of the said unit as booking amount/advance payment on \_\_\_\_\_, through \_\_\_\_\_, The balance \_\_\_\_\_% of the booking amount/advance payment shall be paid by you in the following manner :

a) Rs. \_\_\_\_\_/-(Rupees \_\_\_\_\_ only) on or before \_\_\_\_\_.

*Note: The total amount accepted under this clause shall not be more than 10% of the cost of the said unit.*

B. If you fail to make the balance \_\_\_\_\_% of the booking amount/advance payment within the time period stipulated above further action as stated in Clause 12 hereunder written shall be taken by us against you.

**4. Disclosures of information:**

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

- i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA 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/We hereby confirm that the said unit is free from all encumbrances(s)/encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

**6. Further payments:**

Further payments towards the consideration of the said unit as well as of the garage(s)/ covered car parking spaces(s) shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

**7. Possession:**

The said unit along with the garage(s)/ covered car parking spaces(s) shall be handed over to you on or before March 2027 subject to the payment of the consideration amount of the said unit as well as of the garage(s)/covered car parking space(s) in the manner and at the times as well as per the terms and conditions as more specially enumerated /stated in the agreement for sale to be entered into between ourselves and yourselves.

**M/s. PANCHRATNA DEVELOPERS**

**Partner**

**8. Interest Payment:**

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

**9. Cancellation of Payment:**

- i. In case you desire to cancel the booking an amount mentioned in the Table hereunder written\* would be deducted and the balance shall be refunded to you without interest 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sr. No.	If the letter requesting to cancel the 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 unit
3.	Within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of the said unit
4.	after 61 days from issuance of the allotment letter	2% of the cost of the said unit

\* 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 of GST, stamp duty and registration charges as applicable and such other payments as more specifically mentioned in the agreement for sale, the Performa whereof is enclosed herewith in terms of Clause 11 hereunder written.

GST/Stamp duty/ LBT/Registration or any other govt charges. Promoter not liable to payback in terms of cancelation

**11. Performa of the agreement of sale and binding effect:**

The Performa of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stand in Clause 12.

**12. Execution and registration of the agreement for sale:**

M/s. ~~BM~~ CHRATNA DEVELOPERS

*ulhas*

Partner



(Promoter(s)/Authorised Signatory)

(Email Id)

Date: \_\_\_\_\_

Place: \_\_\_\_\_

**CONFIRMATION & ACKNOWLEDGEMENT**

I/ We have read and understood 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 \_\_\_\_\_

(Allottee/s)

Date:

Place:

Housiey.com

**M/s. PANCHRATNA DEVELOPERS**

*(Handwritten Signature)*

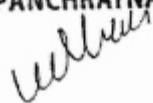
**Partner**

## Annexure - A

## Stage wise time schedule of completion of the project

Sr. No.	Stages	Date of Completion
1.	Excavation	31.03.2024
2.	Basements (if any)	NA
3.	Plinth	31.01.2024
4.	Stilt (if any)	31.01.2024
5.	Podiums (if any)	30.06.2024
6.	Slabs of Super Structure	28.03.2024
7.	Internal walls, internal plaster, completion of floorings, doors and windows	30.08.2024
8.	Sanitary electrical and water supply fittings within the said units	30.08.2024
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	31.12.2024
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	30.11.2024
11.	Installation of lifts, water pumps, 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 agreement of sale, any other activities.	31.03.2024
12.	Internal roads, footpaths & lighting	31.03.2025
13.	Water supply	31.12.2025
14.	Sewerage (chamber, lines, septic tank, STP)	31.07.2025
15.	Storm water drains	31.05.2025
16.	Treatment and disposal of sewage and sullage water	NA
17.	Solid waste management & disposal	NA
18.	Water conservation / rain water harvesting	31.12.2025
19.	Electrical meter room, sub-station, receiving station.	30.12.2025
20.	Others	NA

M/s. PANCHRATNA DEVELOPERS



Partner