

## **ALLOTMENT LETTER**

**Dated \_\_\_\_\_, day of \_\_\_\_\_ 2017**

FLAT NO. \_\_\_\_\_, THARWANI ARIANA APARTMENT CONDOMINIUM  
VILLAGE :- CHIKHLOLI, TALUKA:-AMBARNATH,  
DIST:-THANE  
WARD NO. :- 2/9, b-1/C-3  
Flat carpet Area :- \_\_\_\_\_ **sqft.**  
A.C.P / Terrace :- **sqft.**  
Agreed Consideration :-Rs. \_\_\_\_\_ **/-**

1. The aforementioned Flat/Commercial Tenement No. \_\_\_\_ in Wing \_\_ in Tharwani Ariana Apartment Condominium having carpet area of \_\_\_\_ sq meter as defined in R.E. (R& D) Act, 2016 and usable area of \_\_\_\_ Sq. mtr. which includes areas of Cupboard, Balconies and Terrace 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.
3. The said Mr/Mrs/M/s. \_\_\_\_ intending to purchase the said Flat/Tenement approached the Owner & Developer, M/s. Tharwani Realty, a proprietorship firm through its proprietor Mr Anil Hardasmal Tharwani, having registered office at Office No. 310 to 313, 3<sup>rd</sup> Floor, Persipolis Building, Plot No.74,

Sector-17, Vashi, Navi Mumbai, District Thane- 421 003. The intending Purchaser/s has/have been given inspection of the following documents before the allotment of the said Flat/Commercial Tenement namely \_\_\_\_\_:-

- a. Registered Deed of Conveyance dated 25<sup>th</sup> September 2012 bearing Sr. No. 4975 of 2012 with respect to Survey No. 133/1A admeasuring 4000 Sq. Mtrs. in village Chikhloli, Taluka Ambernath, District Thane.
- b. Registered Deed of Conveyance registered with the Joint Sub-Registrar, Class-II, Ulhasnagar-3 dated 5th March 2013 bearing Sr. No. 1403 of 2013 with respect to Survey No. 133/1(pt) admeasuring 16,000 Sq. Mtrs in Village Chikhloli, Taluka Ambernath, District Thane.
- c. 7/12 extracts of lands bearing Survey No. 133/1(p) and 133/1A admeasuring 20000 Sq. Mtrs. at village Chikhloli, Taluka Ambernath, District Thane.
- d. Order of conversion of land bearing Survey No. 133 Hissa No. 1A admeasuring 4000 Sq.Mtrs from agricultural to non-agricultural user bearing No. Revenue/K1/T14/NAP/SR-(110/10)/192/2011 dated 27th January 2012.
- e. Order of conversion of land bearing Survey No. 133/1(pt) admeasuring 16,000 Sq. Mtrs from agricultural to non-agricultural user bearing No. Revenue/K1/T14/NAP/SR-198/2012 dated 2nd March 2013 passed by the Additional Collector, Thane.
- f. Commencement Certificate No. ANP/NRV/BP/1273/671/2170-1959 dated 21st September 2012.

- g. Commencement Certificate dated 7th February 2012 bearing No. ANP/NRV/BP/12-13/221/2145-34 dated 7th July 2012.
  - h. Commencement Certificate dated 1st July 2013 bearing No. ANP/TP/BP/13-14/405/226/47.
  - i. Revised Commencement Certificate dated 20th December 2014 bearing No. ANP/TP/BP/14-15/1126/8464/126.
  - j. Commencement Certificate dated 27th July 2016 bearing No. ANP/TP/BP/16-17/537/8636/26.
  - k. Commencement Certificate dated 26.05.2017 bearing No. ANP/NRV/BP/17-18/452/8746/30.
  - l. Copies of all the proposed plans for future expansion for buildings Nos. D2-Karisma (K), D1-Lavina (L), E1- Melody (M) and E2- Nebula (N).
  - m. Copies of actual extract of the first page of the Sanctioned Layout and the page of the block plan of the tenement hereby agreed to be sold.
  - n. The report on the Title that has been issued by Advocate Shailendra Jallawar for the Promoters and has been kept for inspection by the Purchasers in the office of the Promoter.
  - o. The Report on the Search of the said property which was taken from the office of the Sub-registrar of Assurances which has been given by the Searcher Shri Santosh S. Deshmukh in February 2017.
4. After having satisfied himself/herself/itself of the clear and marketable title and saleability of the said Flat/Tenement, the intending Purchaser/s has/have offered to purchase the aforementioned residential/Commercial Tenement.

5. In consideration of this, the earnest amount of Rs. \_\_\_\_\_/- has been paid at the time of issuance of this Allotment Letter.

6. Within \_\_ days the parties undertake to execute an Agreement for Sale of Flat/Commercial Tenement \_\_\_\_\_ in a building known as \_\_\_\_ of \_\_ floor having approximate carpet area of \_\_\_\_ sq meter as defined in R.E. (R& D) Act, 2016 and usable area of \_\_\_\_ Sq. mtr. which includes areas of Cupboard, Balconies and Terrace 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.

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,

Tharwani Realty.

Prospective Purchaser/s

**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 M/S THARWANI REALTY**

**PROPRIETOR**

## **SCHEDULE I**

| <b>SCHEDULE OF PAYMENT</b>   | <b>% OF WORK</b> |
|--|------------------|
| At the time of booking   | 9%               |
| After Execution of agreement   | 20%              |
| Completion of plinth work  | 15%              |
| Completion of RCC Slab (8 Slabs)   | 25%              |
| Completion of brick work   | 2%               |
| Completion of Inner Plaster, door frame, window frame  | 3%               |
| Completion of internal Plumbing, external plaster, elevation, terraces with waterproofing  | 5%               |
| Completion of Flooring, Tiling, Sanitary Fittings, Staircase, lift wells, lobbies  | 5%               |
| Completion of Lift, water pump, electricity fittings, Mechanical and Environmental requirements, entrance lobby/s plinth protection, paving of areas appertain | 10%              |
| On Possession  | 6%               |