



**ANNEXURE '1'**

**MODEL FORM OF ALLOTMENT LETTER**

Note: -i) For compliance of the provisions of clause (g) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 (the Act), the proforma of the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.

ii) It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten per cent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance.

No. Date:-

To,  
Mr/Mrs./Ms.....  
R/ o.....  
(Address)  
Telephone/ Mobile number.....  
Pan Card No.:  
Aadhar Card No.:  
Email ID:

**Sub:** Your request for allotment of flat / commercial premises /plot in the project known as " COLOSSAL "having MahaRERA Registration No \_\_\_\_\_

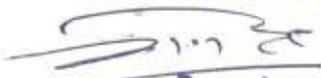
Sir/ Madam,

**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 a \_\_\_\_\_ BHK flat/villa/bungalow/ commercial premises bearing No. Old Survey No. 20, Hissa No. 1 and New Survey No. 20, Hissa No 1/2 admeasuring about 6485.41 Sq. Meters as per the revenue records, situated at Village- Nandivali Tarte Ambarnath, Taluka- Kalyan, Dist. Thane,

admeasuring RERA Carpet area \_\_\_\_\_ sq. mtrs equivalent to sq.ft. situated on floor in Building \_\_\_\_\_ Tower /Block \_\_\_\_\_ /Wing \_\_\_\_\_ in the project known as PARWATI

**For PARWATI CONSTRUCTION**

  
**Proprietor**



A Ganesh Dhone Initiative

**PARWATI**  
**CONSTRUCTION**

GANESH DHONE  
9833006559 / 8692097788

Office Add. : Nandivali Village, Hajimalang Road, Essar Petrol Pump, Behind Anmol Garden, Tulsi Park G1.

**CONSTRUCTION- COLOSSAL** having MahaRERA Registration No. \_\_\_\_\_ hereinafter referred to as "the said unit", being developed on land bearing C. S. No(s) /CTS No(s) \_\_--\_\_ /Final Plot No(s) \_ /Survey No(s) **20** Hissa No(s)\_ **1/2** \_ /Gat No(s) \_\_--\_ /Khasra No(s) \_\_--\_\_ / Plot No(s) \_\_\_\_\_ lying and being at – **Nandivali Village – Nandivali Tarfe Ambernath, Taluka- Kalyan, Dist. Thane 421306** admeasuring \_\_\_\_\_ sq. mtrs. for a total consideration of Rs. \_\_\_\_\_ in figures (Rupees. \_\_\_\_\_ only) exclusive of GST, stamp duty and registration charges.

OR

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

This has reference to your request referred to at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a plot bearing **survey No.20 HISSA NO 1/2.** admeasuring \_\_\_\_\_ sq. mtrs. equivalent to \_\_\_\_\_ sq. ft. in the project known as **COLOSSAL** having MahaRERA Registration No \_\_\_\_\_, hereinafter referred to as "the said unit" carved out from the land bearing C. S. No(s) \_\_\_\_\_ /CTS No(s) \_\_--\_\_ /Final Plot No(s) \_\_\_\_\_ /Survey No(s) **20** Hissa No(s)\_ **1/2** \_ /Gat No(s) \_\_--\_\_ / Khasra No(s) \_\_--\_\_ /Plot No(s) \_\_\_\_\_ lying and being at Nandivali , Village – **Nandivali Tarfe Ambernath Taluka - KALYAN, Dist. Thane - 421 306** admeasuring \_\_\_\_\_ sq. mtrs. fora total consideration. of Rs. \_\_\_\_\_ in figures (Rupees. \_\_\_\_\_ only) exclusive of GST, stamp duty and registration charges.

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

**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 \_\_\_\_\_ ft./covered car parking space(s) at \_\_\_\_\_ level basement /podium bearing No(s) \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. mtrs. equivalent to \_\_\_\_\_ sq. ft./stilt 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. OR Further I/ We have the pleasure to inform you that you have been allotted an open car parking bearing No. \_\_\_\_\_ without consideration.

OR

**2. Allotment of open car Parking :**

For **PARWATI CONSTRUCTION**

  
**Proprietor**



Office Add. : Nandiwali Village, Hajimalang Road, Essar Petrol Pump, Behind Anmol Garden, Tulsi Park G1.

Further I/We have the pleasure to inform you that you have been allotted an open car parking bearing No. \_\_\_\_\_ without consideration

**3. Receipt of part consideration:**

I / we confirm to have received from you an amount of Rs.....  
(Rupees..... only), (this amount shall not be more than 10% of the cost of the said unit) being \_\_\_\_\_ % of the total consideration value of the said unit as booking amount /advance payment on \_\_\_\_\_ dd/ mm/ yyyy \_\_\_\_\_, through \_\_\_\_\_ mode of payment \_\_\_\_\_.

OR

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 \_\_\_\_\_ dd/ mm/ yyyy \_\_\_\_\_, through \_\_\_\_\_ mode of payment \_\_\_\_\_. The balance \_\_\_\_\_ % of the booking amount / advance payment shall be paid by you in the following manner.

- a) Rs..... (Rupees..... only) on or before dd/mm/yyyy
- b) Rs..... (Rupees..... only) on or before dd/mm/yyyy
- c) Rs..... (Rupees..... only) on or before dd/mm/yyyy
- d) Rs..... (Rupees..... only) on or before dd/mm/yyyy

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 as against you.

**4. Disclosures of information:**

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

**For PARWATI CONSTRUCTION**

**Proprietor**



Office Add. : Nandiwali Village, Hajimalang Road, Essar Petrol Pump, Behind Anmol Garden, Tulsi Park G1.

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 and I/we hereby further confirm that no encumbrances shall be created on the said unit.

OR

I/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

- a)
- b)
- c)

#### **6. Further payments:**

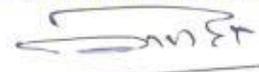
Further payments towards the consideration of the said unit as well as of the garage(s)/ covered car parking space(s) shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between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

#### **8. Interest payment:**

**For PARWATI CONSTRUCTION**

  
**Proprietor**



Office Add. : Nandiwali Village, Hajimalang Road, Essar Petrol Pump, Behind Anmol Garden, Tulsi Park G1.

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 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 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:**



Office Add. : Nandiwali Village, Hajimalang Road, Essar Petrol Pump, Behind Anmol Garden, Tulsi Park G1.

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 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 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 stated in Clause 126.

**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 concerned 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.

\* In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the table enumerated in clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.

ii) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/ we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15 (Fifteen) days, which if not complied, I/ we shall be entitled to cancel this allotment letter and further I /we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit 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 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 calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.



Office Add. : Nandiwali Village, Hajimalang Road, Essar Petrol Pump, Behind Anmol Garden, Tulsi Park G1.

**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 ourselves and yourselves. Cancellation of allotment of the said unit thereafter, shall be covered by the terms and conditions of the 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.....  
Name.....  
(Promoter(s)/ Authorized 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: .....

**Annexure –  
A Stage wise time schedule of completion of the project**

Sr. No.	Stages	Date of Completion
1.	Excavation	
2.	Basements (if any)	N.A.
3.	Podiums (if any)	N.A.

**For PARWATI CONSTRUCTION**

  
**Proprietor**



A Ganesh Dhone Initiative

# PARWATI CONSTRUCTION

GANESH DHONE  
9833006559 / 8692097788

Office Add. : Nandiwali Village, Hajimalang Road, Essar Petrol Pump, Behind Anmot Garden, Tulsi Park G1.		
4.	Plinth	31.08.2023
5.	Stilt (if any)	25.10.2023
6.	Slabs of super structure	10.03.2024
7.	Internal walls, internal plaster, completion of floorings, doors and windows	10.07.2024
8.	Sanitary electrical and water supply fittings within the said units	10.10.2024
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.	31.03.2025
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.	30.05.2025
12.	Internal roads & footpaths, lighting	N.A.
13.	Water supply	30.06.2025
14.	Sewerage (chamber, lines, septic tank, STP)	31.07.2025
15.	Storm water drains	N.A.
16.	Treatment and disposal of sewage and sullage water	N.A.
17.	Solid waste management & disposal	N.A.
18.	Water conservation / rain water harvesting	31.08.2025
19.	Electrical meter room, sub-station, receiving station.	30.09.2025
20.	Others	N.A.

Promoter (s) / Authorized Signatory  
M/S. PARWATI CONSTRUCTION- COLOSSAL ,

Mr. GANESH HARISHCHANDRA DHONE (Proprietor),

For PARWATI CONSTRUCTION

  
Proprietor



A Ganesh Dhone Initiative  
**PARWATI**  
**CONSTRUCTION**

GANESH DHONE  
9833006559 / 8692097788

Office Add. : Nandiwali Village, Hajimalang Road, Essar Petrol Pump, Behind Anmol Garden, Tulsi Park G1.

## Format 'A'

### Declaration about Separate Bank Account for real estate projects.

A. Name of the Organisation: M/S. Parwati Construction

Mr. Ganesh Harishchandra Dhone (Proprietor),

B. Name of the Project: "Colossal"

1. I/We are aware that as per section 4 (2) (1) (D) of Real Estate (Registration and Development) Act, 2016, promoters are required to open a separate account in a scheduled bank to for the purpose of depositing seventy per cent of the amounts realised for the real estate project from the allottees, from time to time.

2. Accordingly, I/we have a separate bank account for this real estate project / phase of real estate project the particulars whereof are as follows:

Account Name: M/S. Parwati Construction

Account Number: 698305600846.

Bank Name: ICICI Bank Ltd.

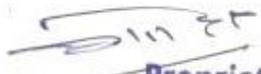
Branch Name: LOKVATIKA , NETIVALI, LOKGRAM , KALYAN EAST 421301  
IFSC Code: ICIC0006983.

3. We hereby confirm that the aforesaid bank account:

a. is a separate bank account, exclusively for depositing seventy per cent of amounts realised for the real estate project from the allottees, from time to time; Advertisement

b. is a no-lien account and no loan / charge / encumbrance can be undertaken against the amounts deposited in this bank account;

**For PARWATI CONSTRUCTION**

  
**Proprietor**



A Ganesh Dhone Initiative  
**PARWATI**  
**CONSTRUCTION**

GANESH DHONE  
9833006559 / 8692097788

Office Add. : Nandiwali Village, Hajimalang Road, Essar Petrol Pump, Behind Anmol Garden, Tulsi Park G1.

c. the amounts in this separate bank account shall be withdrawn and used in consonance and in compliance with Section 4(2)(1)(D) of the Act, Rule 5 of the Rules, Regulation 3 of the Regulations, the Orders as well as the Circulars of MahaRERA and in compliance of Circular No. 39/2021 dated 28.12.2021 read with Circular No. 39A/2022 dated 17.03.2022;

d. shall be audited within six months after end of every financial year and shall upload on MahaRERA promoter web page the statements of accounts duly certified and signed by a chartered accountant in practice.

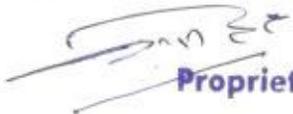
Date:- 13.05.2023

Proprietor / Authorized Signatory

M/S. Parwati Construction,

Mr. Ganesh Harishchandra Dhone

**For PARWATI CONSTRUCTION**

  
**Proprietor**