



MICL CREATORS LLP

ALLOTMENT LETTER

Date: _____

No:

To,

Name:

Address:

Mobile/Contact No.:

PAN:

Aadhar No.:

Email ID:

Subject: Your request for allotment of Flat bearing No. ___ in Tower No. _____
(____ name _____) of the Project known as "AARADHYA ONEPARK",
having MahaRERA Registration No. _____.

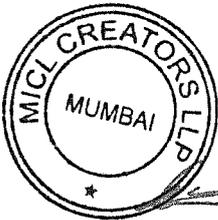
Dear Sir/ Madam,

1. **Allotment of said Flat:**

This has reference to your request referred to at the above subject. In that regard, we have the pleasure to inform you that you have been allotted a _____ BHK Flat bearing No. _____ admeasuring RERA carpet area of ___ sq. mtrs. equivalent to ___ sq. ft. and Balcony area of ___ sq. mts. equivalent to ___ sq. ft. (collectively "the said Flat") situated on ___ (____) Floor in Tower No. _____ (____ name _____) of the Project to be known as "AARADHYA ONEPARK" ("the Project"), having MahaRERA Registration No. _____, being developed on all that piece and parcel of land or ground situate at Ghatkopar bearing CTS Nos. 5743/5A, 5743/7, 5743/8, 5743/9, 5743/11, 5743/12, 5743/13, 5743/15, 5743/16 and 5743/17 of Village Ghatkopar-Kirol, being at Final Plot Nos. 353/5A, 353/7, 353/8, 353/9, 353/11, 353/12, 353/13, 353/15, 353/16 and 353/17 of Town Planning Scheme No. III of Ghatkopar, situated at Ratilal Becharadas Mehta Road (60 Feet Road), Ghatkopar (East), Mumbai – 400077, including the internal road exclusively used by some of the Participating Societies, collectively admeasuring approximately 13,128.52 sq. mtrs. (collectively "the said Land"); for a total consideration of Rs. ___/- (Rupees ___ Only) exclusive of GST, Stamp Duty and Registration Charges.

2. **Allotment of Parking Space(s):**

Further we have the pleasure to inform you that you have been allotted along with the said Flat, _____ (____) no. of covered/ surface/ tandem/ stack/ mechanical car parking space(s) ("the said Parking Space(s)") on the terms and conditions as shall be enumerated in the Agreement for Sale to be entered into between ourselves and



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yourselves. The Parking Space(s), if any, shall be assigned and communicated at the time of handing over possession of the said Flat to you.

The said Flat and the said Parking Spaces(s) are hereinafter collectively referred to as the "said Premises".

3. **Receipt of Part Consideration:**

We confirm to have received from you an amount of Rs. _____/- (Rupees _____ Only), being ___% of the Total Consideration value of the said Premises as booking amount /advance payment on _____ through _____.

4. **Disclosures of information:**

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 set out in "Annexure A" attached herewith; and
- iii. The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

5. **Encumbrances:**

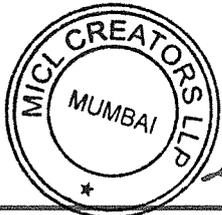
We have availed financial facility and to secure the same, we have created encumbrance by creating charge on the Project being developed on the said Land in favour of the Lender as mentioned in the Declaration of Encumbrances uploaded on MahaRERA Project website.

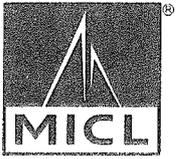
6. **Further Payments:**

Further payments towards the consideration of the said Premises shall be made by you in the manner and at the times as well as on the terms and conditions as set out in accompanying "Annexure B". In addition to the same, Other Charges as more particularly set out in "Annexure C" herein shall be paid 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:**

Subject to Force Majeure, the said Premises shall be handed over to you on or before _____; subject to the payment of the consideration amount of the said Premises 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.





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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 2 (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 (forty five) 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 Premises
3	Within 31 to 60 days from issuance of the Allotment Letter	1.5% of the cost of the said Premises
4	After 61 days from issuance of the Allotment Letter	2% of the cost of the said Premises

* 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 (forty five) 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 2 (two) percent per annum for such delayed period.

10. **Other Payments:**

You shall make 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 uploaded on the website of MahaRERA 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 uploaded on the website of MahaRERA for your ready reference. Forwarding the proforma of the Agreement for Sale does not create a binding obligation





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on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.

12. **Execution and registration of the Agreement for Sale:**

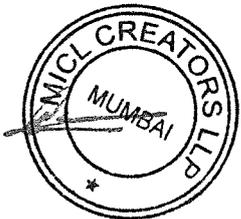
- i. You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you.* The said period of 2 months can be further extended on our 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 (two) months from the date of issuance of this letter or within such period as may be communicated to you, 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, we shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said Premises and the balance amount if any due and payable shall be refunded without interest within 45 (forty five) 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 (forty five) 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 2 (two) percent per annum for such delayed period.

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 Premises thereafter, shall be covered by the terms and conditions of the said registered Agreement for Sale.





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14. **Headings:**

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this Allotment Letter.

Thanking you,

Yours faithfully,

For MICL Creators LLP

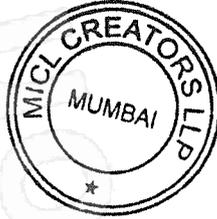
Name: _____

Authorised Signatory

Email id: office@maninfra.com

Date: _____

Place: Mumbai



CONFIRMATION & ACKNOWLEDGEMENT

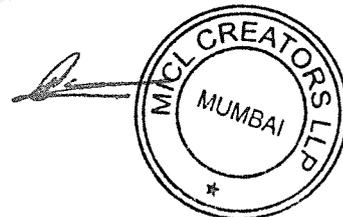
I/We have read and understood the contents of this Allotment Letter and the Annexures. I/We hereby agree and accept the terms and conditions as stipulated in this Allotment Letter.

I/We Confirm,

Signature and Name
(Allottee/s)

Date: _____

Place: Mumbai





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“ANNEXURE A”

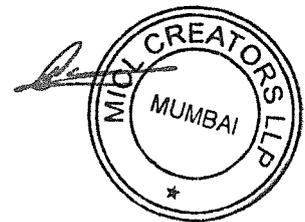
Stage-wise time schedule of completion of the Project

Sr. No.	Stages	Estimated Date of Completion*
1.	Excavation	31.01.2025
2.	Basements (if any)	30.04.2025
3.	Plinth/Ground/Stilt (if any)	30.09.2025
4.	Podiums (if any)	30.11.2025
5.	Slabs of Superstructure	30.11.2026
6.	Internal walls, internal plaster, completion of floorings, doors and windows	31.05.2027
7.	Sanitary, electrical and water supply fittings within the said Flat	30.11.2027
8.	Staircase, lifts wells and lobbies at each floor level, overhead and underground water tanks	30.11.2026
9.	External Plumbing, External Plaster, Elevation, completion of terrace with waterproofing	30.09.2027
10.	Installation of lifts, water pumps, fire-fighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby, 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 for Sale, any other activities	31.03.2028
11.	Internal roads, footpath and lighting	NA
12.	Water Supply	31.07.2028
13.	Sewerage (chamber, lines, septic tank, STP)	31.07.2028
14.	Storm Water drains	31.07.2028
15.	Treatment and disposal of sewage and sullage water	31.07.2028
16.	Solid waste management and disposal	31.07.2028
17.	Water Conservation/ rain water harvesting	31.07.2028
18.	Electrical meter room, sub-station, receiving station	31.07.2028
19.	Others	-----

* The estimated dates may vary subject to market conditions.

For MICL Creators LLP

Name: _____
Authorised Signatory



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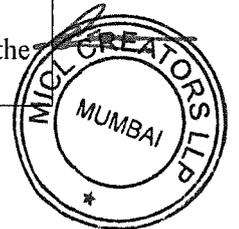
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“ANNEXURE B” PAYMENT SCHEDULE

The payment of the Instalments shall be made by you within 15 (fifteen) days of making demand for the payment of the respective instalment as follows; time being of the essence:

Tower 1 - Payment Schedule Details	%	Amount (Rs.)
On Booking and before registration of Agreement For Sale	10%	
On Completion of Excavation of the said tower	7%	
On Completion of Raft of Basement 3 slab of the said tower	7%	
On Completion of Basement 2 floor level slab of the said tower	7%	
On Completion of Basement 1 floor level slab of the said tower	7%	
On Completion of Plinth/ground of the said tower	7%	
On Completion of 2nd Slab of the said tower	3%	
On Completion of 4th Slab of the said tower	3%	
On Completion of 6th Slab of the said tower	3%	
On Completion of 8th Slab of the said tower	3%	
On Completion of 10th Slab of the said tower	3%	
On Completion of 12th Slab of the said tower	3%	
On Completion of 14th Slab of the said tower	3%	
On Completion of Terrace Slab of the said tower	4%	
On Completion of walls, internal plaster, floorings, main door of the said Flat	5%	
On Completion of sanitary fittings, staircases, lift wells, lobbies upto the floor level in which the said Flat is located	5%	
On Completion of external plumbing, external plaster, elevation, terraces with waterproofing, of the tower in which the said Flat is located	5%	
On Completion of the lifts, water pumps, electrical fittings, entrance lobbies of the said tower in which the said Flat is located	10%	
On Possession	5%	
Total Rupees _____ Only	100%	

Note: All taxes including Goods and Service Tax (GST) or any other statutory taxes/ levies/ cess that may be imposed as applicable shall be paid by you. It is expressly understood that the Total Consideration mentioned herein do not include any taxes/levies/cess/other charges.



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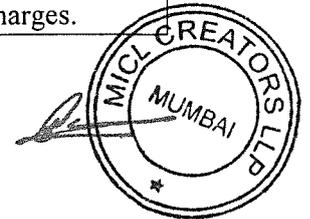
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“ANNEXURE B” PAYMENT SCHEDULE

The payment of the Instalments shall be made by you within 15 (fifteen) days of making demand for the payment of the respective instalment as follows; time being of the essence:

Tower 2 to 11 - Payment Schedule Details	%	Amount (Rs.)
On Booking and before registration of Agreement For Sale	10%	
On Completion of Excavation of the said tower	7%	
On Completion of Raft of Basement 3 slab of the said tower	7%	
On Completion of Basement 2 floor level slab of the said tower	7%	
On Completion of Basement 1 floor level slab of the said tower	7%	
On Completion of Plinth/ground of the said tower	7%	
On Completion of 3rd Slab of the said tower	4%	
On Completion of 6th Slab of the said tower	4%	
On Completion of 9th Slab of the said tower	4%	
On Completion of 12th Slab of the said tower	4%	
On Completion of 15th Slab of the said tower	4%	
On Completion of Terrace Slab of the said tower	5%	
On Completion of walls, internal plaster, floorings, main door of the said Flat	5%	
On Completion of sanitary fittings, staircases, lift wells, lobbies upto the floor level in which the said Flat is located	5%	
On Completion of external plumbing, external plaster, elevation, terraces with waterproofing, of the tower in which the said Flat is located	5%	
On Completion of the lifts, water pumps, electrical fittings, entrance lobbies of the said tower in which the said Flat is located	10%	
On Possession	5%	
Total Rupees _____ Only	100%	

Note: All taxes including Goods and Service Tax (GST) or any other statutory taxes/ levies/ cess that may be imposed as applicable shall be paid by you. It is expressly understood that the Total Consideration mentioned herein do not include any taxes/levies/cess/other charges.





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“ANNEXURE C” OTHER CHARGES:

[A] NON – ACCOUNTABLE CHARGES PAYABLE PRIOR TO HANDOVER OF POSSESSION OF SAID FLAT

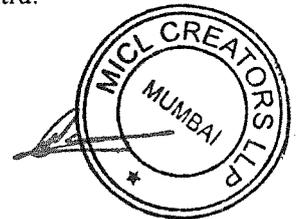
Sr. No.	Details	Amount (Rs.)
1	Legal Charges	
2	Society and Apex Body Formation/Reorganization Charges	
3	Water and Electricity Meter Charges	

[B] ACCOUNTABLE CHARGES PAYABLE PRIOR TO HANDOVER OF POSSESSION OF SAID FLAT

Sr. No.	Details	Amount (Rs.)
1	Share Money, Membership and Entrance Fees of the Society	
2	Advance deposit for the maintenance, management and upkeep of the building as also taxes and other outgoings (@ Rs. ___/- on RERA Carpet Area and Balcony, if any for ___ Months) plus GST (excluding property tax)	
3	Corpus Fund (@Rs. ___/- on RERA Carpet Area and Balcony, if any)	
4	Refundable Security Deposit at the time of Possession	

Notes:

- The list of charges mentioned hereinabove are indicative and not exhaustive and you hereby agree to pay all or any such other charges, fees or levies or additional charges and any increases thereon which the Promoter may indicate to the Purchaser(s) from time to time.
- All taxes including Goods and Service Tax (GST) or any other statutory taxes/ levies/ cess that may be imposed as applicable shall be paid by the Purchaser(s). It is expressly understood that the Other Charges mentioned herein do not include any taxes/ levies/ cess. Any other incidental or consequential charges, if any, shall be charged extra.



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