

Date: _____

To,

Mr. _____

PAN: _____.

Email-id: _____.

Sub: Your request for allotment of flat premises in the project known as “**Pushpanjali Residency Phase III**” having MahaRERA Registration No. _____

Sir/Madam;

We propose to construct building S5, S6 comprising of Stilt + 4 level parking + 1st floor amenity + 2nd floor to 41 upper floors consisting of flats/apartment, tenements, dwelling units and premises, for residential purpose and Building S7 comprising of Ground + 1 upper floor together with provision of parking spaces and other necessary amenities, in the Project known as “**Pushpanjali Residency Phase III**” on all the pieces and parcels of portion admeasuring 27,767.54 square meters out of land lying, being and situate at Village Owale, Taluka and District Thane, within the Registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation (TMC). The properties mentioned in the table are hereinafter referred to as the “**Said Entire Property**” and more particularly described in the Schedule I written hereunder.

The particulars of all the pieces and parcels of Said Entire Property are summarized below:

| Sr. No. | Survey No. | | Hissa No. | Abbreviated Reference of property | Area (square meters) |
|---------|------------|-----|-----------|-----------------------------------|----------------------|
| | New | Old | | | |
| 1 | 99 | 64 | 2 | First Property | 5720 |
| 2 | 101 | 63 | 3 | | 3490 |
| 3 | 99 | 64 | 4B | Second Property | 2690 |
| 4 | 97 | 67 | 1 | Third Property | 4200 |

| | | | | | |
|----|----|--------|-----|-------------------|--------------|
| 5 | 98 | 131(p) | 1A | Fourth Property | 2460 |
| 6 | 58 | 66 | 1 | Fifth Property | 1090 |
| 7 | 98 | 131(p) | 1B | Sixth Property | 2700 |
| 8 | 99 | 64 | 6 | Seventh Property | 1540 |
| 9 | 59 | 65 | 1A | | 600 |
| 10 | 58 | 66 | 5A | | 130 |
| 11 | 99 | 64 | 4A | Eighth Property | 1010 |
| 12 | 59 | 65 | 2 | Ninth Property | 400 |
| 13 | 97 | 67 | 3/3 | Tenth Property | 1770 |
| 14 | 99 | 64 | 3 | Eleventh Property | 4650 |
| | | | | Total | 32450 |

We do hereby agree to allot you the flat Premises as follows:

1) Allotment of the Said Premises:

We have the pleasure to inform you that, you have been allotted _____ BHK flat premises bearing No. _____ admeasuring _____ square meters RERA Carpet area equivalent to _____ square feet situated on _____ Floor in Building known as _____, wing _____ in the project having MahaRERA Registration No. _____ hereinafter referred to as "**the SAID PREMISES**", being developed on all the pieces and parcels of the Said Property.

2) Allotment of parking spaces(s):

We have the pleasure to inform you that you have been allotted alongwith the said Premises, covered/Stilt/mechanical car parking space bearing No(s). _____ admeasuring _____ sq. meters equivalent to _____ sq. ft. at _____ level basement/podium bearing No(s). _____ admeasuring _____ sq. meters equivalent to _____ sq. ft. / on terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

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 have 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:

We hereby confirm that the Said Premises is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the Said Premises.

6) Further payments :

Further payments towards the consideration of the Said Premises as well as of the 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 Premises shall be handed over to you on or before December 31, 2025 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.

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 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 Premises; |
| 3. | within 31 to 60 days from issuance of the allotment letter; | 1.5% of the cost of the said Premises; |
| 4. | after 60 days from issuance of the allotment letter; | 2% of the cost of the said Premises; |

- ii. The amount deducted shall not exceed the amount as mentioned in the table above.
- iii. In the event the amount due and payable referred in Clause 8 (i) above is not refunded within 15 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 proforma whereof is enclosed herewith in terms of Clause 10 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 9.

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 month from the date of issuance of this letter or within such period as may be communicated to you. The said period of 2 month can be further extended on our mutual understanding.
- 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 of 1 month 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 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 days from the date of expiry of the notice period.
- iii) In the event the balance amount due and payable referred in Clause 11 (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.

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 document.

14) Headings :

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

Signature

SHRIRAAM PIONEER DEVELOPERS PVT. LTD.,)

Through its Directors and authorized)

Signatories)

1) **MR. MOHAN B. SHINDE**)

2) **MR. MUKESH MADHAV MALVE**)

(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 -----

Mr. _____

(Allottee/s)

Date:

Place:

Annexure - A

Stage wise time schedule of completion of the project

PAYMENT SCHEDULE

- i. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 10% of the total consideration) to be paid to the Developer on or before the execution of Agreement.
- ii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 35% of the total consideration) to be paid to the Developer on completion of the Plinth of the building in which the said Premises is located.
- iii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 36.5% of the total consideration) to be paid to the Developer on completion of the 2nd slab of the building in which the said Premises is located.
- iv. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 38% of the total consideration) to be paid to the Developer on completion of the 4th slab of the building in which the said Premises is located.
- v. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 39.5% of the total consideration) to be paid to the Developer on completion of the 6th slab of the building in which the said Premises is located.
- vi. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 41% of the total consideration) to be paid to the Developer on

completion of the 8th slab of the building in which the said Premises is located.

vii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 42.5% of the total consideration) to be paid to the Developer on completion of the 10th slab of the building in which the said Premises is located.

viii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 44% of the total consideration) to be paid to the Developer on completion of the 12th slab of the building in which the said Premises is located.

ix. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 45.5% of the total consideration) to be paid to the Developer on completion of the 14th slab of the building in which the said Premises is located.

x. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 47% of the total consideration) to be paid to the Developer on completion of the 16th slab of the building in which the said Premises is located.

xi. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 48.5% of the total consideration) to be paid to the Developer on completion of the 18th slab of the building in which the said Premises is located.

xii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 50% of the total consideration) to be paid to the Developer on completion of the 20th slab of the building in which the said Premises is located.

xiii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 51.5% of the total consideration) to be paid to the Developer on completion of the 22nd slab of the building in which the said Premises is located.

xiv. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 53% of the total consideration) to be paid to the Developer on completion of the 24th slab of the building in which the said Premises is located.

xv. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 54.5% of the total consideration) to be paid to the Developer on completion of the 26th slab of the building in which the said Premises is located.

xvi. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 56% of the total consideration) to be paid to the Developer on completion of the 28th slab of the building in which the said Premises is located.

xvii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 57.5% of the total consideration) to be paid to the Developer on completion of the 30th slab of the building in which the said Premises is located.

xviii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 59% of the total consideration) to be paid to the Developer on completion of the 32nd slab of the building in which the said Premises is located.

xix. Amount of Rs. _____/- (Rupees _____ only) (not

exceeding 61.5% of the total consideration) to be paid to the Developer on completion of the 34th slab of the building in which the said Premises is located.

xx. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 63% of the total consideration) to be paid to the Developer on completion of the 36th slab of the building in which the said Premises is located.

xxi. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 64.5% of the total consideration) to be paid to the Developer on completion of the 38th slab of the building in which the said Premises is located.

xxii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 66% of the total consideration) to be paid to the Developer on completion of the 40th slab of the building in which the said Premises is located.

xxiii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 67.5% of the total consideration) to be paid to the Developer on completion of the 42nd slab of the building in which the said Premises is located.

xxiv. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 69% of the total consideration) to be paid to the Developer on completion of the 44th slab of the building in which the said Premises is located.

xxv. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 70% of the total consideration) to be paid to the Developer on

completion of the 46th slab of the building in which the said Premises is located.

xxvi. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 75% of the total consideration) to be paid to the Developer on completion of the brick work.

xxvii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 82% of the total consideration) to be paid to the Developer on completion of walls and external plaster flooring.

xxviii. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 88% of the total consideration) to be paid to the Developer on completion of internal plaster/gypsum finish external painting.

xxix. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 93% of the total consideration) to be paid to the Developer on completion of Flooring work.

xxx. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 95% of the total consideration) to be paid to the Developer on completion of the UG Tank and Overhead Tank.

xxxi. Balance Amount of Rs. _____/- (Rupees _____ only) against and at the time of handing over of the possession of the Premises to the Purchaser within 15 days from receipt of occupancy certificate or completion certificate.

Promoter(s) / Authorized
Signatory