

SUMEET PRAKASHCHAND MUTHA

20/1, OPPOSITE LALIT KALA BHAVAN, RING ROAD, JALGAON – 425001

CELL – 9422786986, EMAIL – antariksh385@gmail.com

Allotment Letter

To,

Mr/Mrs./Ms.....

R/ o..... (Address)

Telephone/ Mobile number.....

Pan Card No.:

Aadhar Card No.:

Email ID:

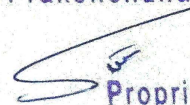
Sub: Your request for allotment of Unit in the project known as ‘Antariksh’ having MahaRERA Registration No _____

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 Unit No. in the Residential Building of carpet area admeasuring.....sq. meters on.....floor in the Residential Building of “Antariksh” ((hereinafter referred to as “the said Building”) having MahaRERA Registration No. __, hereinafter referred to as “the said unit”, being developed on land bearing Plot No. 6+7+8+17+18 situated at Survey No. 385, Mehrun area, within the limit of Jalgaon Municipal Corporation, Tq. & Dist. Jalgaon admeasuring 2894.13 Sq. Mtrs. for a total consideration of Rs. _____ in figures (Rupees. in words only) exclusive of GST, stamp duty and registration charges.

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Proprietor

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2. Allotment of parking space(s):

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, Covered Car Parking bearing No. _____ (if any) located on _____ Floor admeasuring _____ Sq.m. in the said building 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.

3. Receipt of part consideration: I / we confirm to have received from you an amount of Rs. figures (Rupees. in words only), being _____ % of the total consideration value of the said unit as booking amount /advance payment on _____, through mode of payment.

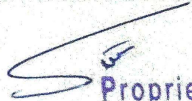
4. Disclosures of information:

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

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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 31/08/2025 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:

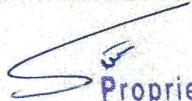
In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be decided in the agreement for sale to be entered into between ourselves and yourselves.

9. Cancellation of allotment:

In case you desire to cancel the booking ,it shall be done only as per the terms and conditions stated in agreement for sale to be entered into between ourselves and yourselves.

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

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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 12.

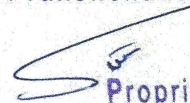
12. Execution and registration of the agreement for sale:

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.

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

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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 or our rights and interest upon execution and registration of the agreement for sale between ourselves and yourselves. Only the terms and conditions stated in the agreement to sale shall be binding between yourself and ourselves once the same is executed. Once the agreement to sale is executed thereafter, terms and conditions of the said document shall only be binding.

14. Headings:

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

Mr. Sumeet Prakashchand Mutha

.....

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.

PURCHASER/ALLOTTEE

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Annexure A: Stage wise time schedule of completion of the project

S. No	Stages	Date of Completion
1	Excavation	Completed
2	Basements (if any)	Completed
3	Podiums (if any)	Completed
4	Plinth	Completed
5	Stilt (if any)	Completed
6	Slabs of super structure	31/12/2024
7	Internal walls, internal plaster, completion of floorings, doors and windows	31/12/2025
8	Sanitary electrical and water supply fittings within the said units	31/05/2026
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	31/07/2026
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	31/07/2026
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	31/08/2026

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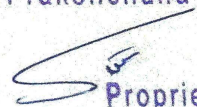
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	complete project as per specifications in agreement of sale, any other activities.	
12	Internal roads & footpaths, lighting	31/08/2026
13	Water supply	31/08/2026
14	Sewerage (chamber, lines, septic tank, STP)	31/08/2026
15	Storm water drains	N.A.
16	Treatment and disposal of sewage and sullage water	31/08/2026
17	Solid waste management & disposal	N.A.
18	Water conservation / rain water harvesting	30/09/2026
19	Electrical meter room, sub-station, receiving station.	31/10/2026
20	Others	31/12/2026

Sumeet Prakshchand Mutha

Proprietor

Promoter(s) / Authorized Signatory of Antariksh

Sumeet Prakshchand Mutha

Proprietor