

Melronia Hospitality Private Limited

CIN:U45400MH2016PTC274221



Hiranandani

06th September, 2023

To,
Abhrajit Ray
Debrupa Guha
Flat No. 402, Torino,
Hiranandani Gardens,
Powai, Mumbai 400 076

Dear Sir/Madam,

1. We are pleased to allot you **Flat No. 1002** on the **10th Level** of the **"A" Wing** of the building known as **'ADONIA'** at Hiranandani Gardens, Powai, Mumbai - 400076, having **Carpet Area 148.64 sq.mtrs** which is equivalent to **1600 sq.ft.**, which is inclusive of balcony, hereinafter referred to as the Said Premises for a total consideration of **Rs. 8,71,02,000/-** (Rupees Eight Crore Seventy One Lakh Two Thousand Only), along with the benefit to use **Two Covered Car Parking/s** which shall be paid by you to us as follows :-

SR. NO.	DETAILS	AMOUNT (RS.)
a.	Earnest amount	87,99,120/-
b.	On or before 14-10-2023	7,83,02,880/-
	Total	8,71,02,000/-

2. You shall on or before **14-10-2023** pay to us/Promoter, the following amounts:-
 - (i) **Rs. 4,80,000/-** towards adhoc/provisional contribution towards outgoings of Society and property tax as per actuals applicable from the date of this Allotment Letter for 24 months.
 - (ii) **Rs. 1,20,000/-** towards adhoc/provisional contribution towards maintenance charges for the Club House applicable from the date of this Allotment Letter for 24 months.
 - (iii) **Rs. 1,60,000/-** to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities which are in Hiranandani Gardens Complex (PADS).

We have informed you and you are aware that we have constructed the Said Building, **'ADONIA'** as a part of phase-wise development of larger lands forming part of Powai Area Development Scheme (PADS), which is being developed on layout development basis in phase-wise manner for last several years.

3. The draft of the Agreement for Sale containing the detailed terms and conditions of sale of the Said Premises was shown to you and has been approved by you and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute immediately being called upon do so by us and/ or our successors in interest/assigns. In the event of your not coming forward to execute and register agreement

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