



**SHRADDHA**  
LANDMARK

CONSTRUCTING VALUE

01848

**ALLOTMENT LETTER**

Date: 06.02.2025

To,

**RAMESH DHONDU LANJEKAR.**

Pan Card No.: ABRPL3208M.

**TUSHAR RAMESH LANJEKAR.**

Pan Card No.: ALQPL7955E.

Address: 728/9, SHREE GANESH CO OP HSG SOCIETY,

HANUMAN NAGAR, PARKSITE, VIKHROILI WEST, MUMBAI-400079.

Cell: 9820529162

Sub: - Your request for allotment of residential flat / commercial premises in the project known as "SHRADDHA PRESIDENCY", having MahaRERA Registration No: - P51800050356.

Dear Sir / Madam,

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

This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted a 1 BHK flat / commercial premises admeasuring RERA Carpet area 370 sq.ft equivalent to 34.37 sq.mt. situated on 11<sup>TH</sup> Floor Flat No. 1105 in the C Wing Project known as "SHRADDHA PRESIDENCY" having MahaRERA Registration No. P51800050356.



**SHRADDHA LANDMARK PVT. LTD. | CIN: U45209MH2005PTC156281 GSTIN: 27AAECM4241L1ZC**

[www.shraddhalandmark.com](http://www.shraddhalandmark.com) | [info@shraddhalandmark.com](mailto:info@shraddhalandmark.com) | 022-21646000 / 022 21647000

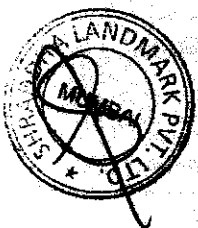
Manisha Heights Commercial, GR + 1st Floor, Behind Manisha Heights Bldg, Vaishali Nagar, Pipe Line, Mulund (West), Mumbai - 400 080

Hereinafter referred to as "the said unit", being developed on land bearing CTS No. 356 (pt), Survey No 113, of Village Hariyali, Taluka Kurla, Mumbai Suburban District, Vikhroli (E), Mumbai 400083. admeasuring 2315.37 sq. mtrs. for a total consideration of Rs. 61,05,000/- (Rupees Sixty One Lakhs Five Thousand Only) which is exclusive of GST, Stamp Duty, government and registration charges and Other Charges.

The aforesaid consideration amounts shall be subject to deduction of 1% TDS.

Based on the above purchase price or consideration amount, you will make the payment of the purchase price or consideration amount in the following manner:-

Sr. No.	Particular & Carpet Area	%	Amount Rs.
1	On Booking	10.00%	610500
2	At time of Excavation	10.00%	610500
3	At time of Agreement	10.00%	610500
4	Completion of Plinth	15.00%	915750
5	Completion of 1 <sup>st</sup> Slab	4.00%	244200
6	Completion of 3 <sup>rd</sup> Slab	2.00%	122100
7	Completion of 5 <sup>th</sup> Slab	2.00%	122100
8	Completion of 7 <sup>th</sup> slab	2.00%	122100
9	Completion of 9 <sup>th</sup> Slab	2.00%	122100
10	Completion of 11 <sup>th</sup> slab	2.00%	122100
11	Completion of 13 <sup>th</sup> Slab	2.00%	122100
12	Completion of 15 <sup>th</sup> Slab	2.00%	122100
13	Completion of 17 <sup>th</sup> Slab	2.00%	122100
14	Completion of 19 <sup>th</sup> Slab	2.00%	122100
15	Completion of 21 <sup>st</sup> Slab	2.00%	122100
16	Completion of Terrace slab	1.00%	61050
17	Completion on Walls, Brickwork, Internal Plaster, Color & Flooring, Doors of the said building	5.00%	305250
18	Completion on Sanitary fittings, Staircases,	5.00%	305250



*[Handwritten signature]*

*[Handwritten signature]*



5. **Further payments:**

Further payments towards the consideration of the said unit 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.

6. **Possession:**

The said unit shall be handed over to you on or before **31<sup>st</sup> December 2026** subject to the payment of the consideration amount of the said unit as well as of the 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

7. **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.

8. **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.



*Handwritten signature* *Handwritten initials*

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.

**9. Other payments:**

You shall make the payment of GST, stamp duty and registration charges, other charges as applicable and such other payments as more specifically mentioned in the agreement for sale.

The Flat Purchaser/s agree and bind themselves on or before the delivery of the possession of the said premises, to pay to the Promoters the following amount.

(1) Rs. 1,000/- (Rupees One Thousand Only) for share money, application entrance fee of the Society.

(2) Rs. 25,000/- (Rupees Twenty Five Thousand Only) for formation and registration of the society.

(3) Rs. 60,000/- (Rupees Sixty Thousand Only) for share of development & Infrastructures charges.

(4) Rs. 35,520/- (Rupees Thirty Five Thousand Five Hundred Twenty Only) being approximately 12 months provisional outgoings for the payment of proportionate share of provisional maintenance charges, outgoings, which will include Municipal and other taxes and charges of water bills, common electric bill, etc

(5) Rs. 35,000/- (Rupees Thirty Thousand Only) for deposit towards water electricity, and other utility and services connection charges.

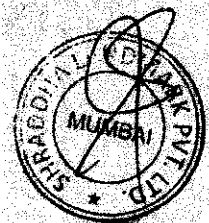
(6) Rs. 50,000/- (Rupees Thirty Five Thousand Only) being one-time membership fee with respect to the gymnasium forming part of the project.

(7) Rs. 1,00,000/- (Rupees One Lakh Only) Deposit as Sinking Fund.

**10. 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.

*[Handwritten signature]*



**11. 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, 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 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.

**12. 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.

**13. Headings:**

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



Shreeha Landmark Pvt Ltd.  
Place: Mumbai

Signatory

Client Name

RAMESH DHONDU LANJEKAR.  
TUSHAR RAMESH LANJEKAR

18/11/11  
*(Handwritten signature)*

- No Structural Changes and structural Alterations of any nature, whatsoever, shall be made by you in the said premises.
- You shall execute and register the said agreement as per Rera or Prevailing rules, as and when called upon by the Developer to do so
- **Cheque Return/Bounced from clients end would result into payment of Rs. 1000/- per such instrument.**
- The Said allotment stands valid subject to the realization of the amount issued towards the allotment of the above mentioned flat.
- This letter is a Provisional Allotment and expenses the parties desire to enter into the Said Sale Agreement. This Letter is also subject to such further terms and conditions as may be set out in the said Agreement.
- You will not be entitled to transfer, assign, license, mortgage, charge, lien, encumber or create any right under this allotment letter, except with our prior written approval which may be granted only if all the payments in respect of the said Flat have been received from you as per the agreed time schedule.
- It is expressly agreed and accepted between ourselves and yourself that you will not have any right, title, interest and claim etc on the said Flat unless you pay the full value of the Flat and all other amounts that are stated herein as per the time schedule.
- All Notices to be served on you shall deem to have been duly served if sent to you through facsimile transmission, registered/A/D or under certificate of posting to your address given hereinabove. All demand notices sent by post/courier/email/fax shall be a valid service and deemed to be Received by you.

For Shradha Landmark Pvt Ltd



*Rajeev*

*[Signature]*

**Payment Details**

SR	CHEQUE DATE	CHEQUE NO	BANK NAME	AMOUNT
1	28.12.2024	ICIN136369025894	NEFT	21,000/-
2	19.01.2025	000566	ICICI BANK	5,89,500/-
			<b>TOTAL</b>	<b>6,10,500/-</b>

**Statutory Costs**

Stamp duty : 6% ( As per the Applicable Rate )

GST : 5% ( As per the Applicable Rate )

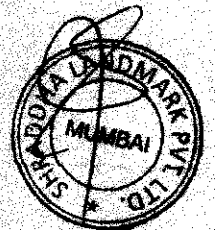
As per the Applicable Rate

\*\*Any Other Tax which shall be levied by the Government would be levied and payable by the Flat Purchaser.

\*\*\*Duties / Taxes would be applicable on Agreement value / Market value whichever is higher

*Ch Caylee*

*[Signature]*





**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: RAMESH DHONDU LANJEKAR.**

**TUSHAR RAMESH LANJEKAR**

**(Allottee/s)**

**Date: .....**

**Place: Mumbai**

Two handwritten signatures in black ink. The signature on the left is 'R Lanjekar' and the signature on the right is 'Tushar Lanjekar'.

ICICI Bank

PRIVILEGE

Mumbai - Malad Link Road, Chinchwad  
Unit No. 3 - Link Road, Chinchwad, Malad W, Mumbai  
Mumbai - Malad Link Road, Chinchwad, Malad W, Mumbai

VALID FOR THREE MONTHS ONLY  
04032025  
DDMMYYYY

or Bearer  
या धारक को

Pay **Shradha Landmark Pvt. Ltd.**  
Rupees **Four Lakh Sixteen Thousand Three Hundred Only**

A/C No.  
खाता क्र. 038801003352

अरा करे ₹ 4,16,300/-

SWEBN PSXE CBS R  
PERSONAL BANKING - SAVINGS ACCOUNT  
Payable at par at all branches of ICICI Bank Limited in India.



*Ramesh Dhondu Lanjekar*  
RAMESH DHONDU LANJEKAR  
Please sign above

⑈000568⑈ 400229211⑈ 003352⑈ 31



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02/03/25

*For Carpede*

*104*

UTILITY FORMS PVT. LTD. IN PCTD/01/11



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# SHRADDHA Landmark Pvt. Ltd.

GSTIN: 27AAECM4241L1ZC

Manisha Heights Commercial, GR + 1st Floor, Behind Manisha Heights Bldg,  
Vaishali Nagar, Pipe Line, Mulund (West), Mumbai - 400 080

No. 7807

Date: 06 10 2025

Received with Thanks From: Ramesh Dhondu Lonjekar f  
Tushar Ramesh Lonjekar.

THE SUM OF RUPEES: Thirty Thousand Five hundred Twenty  
Five Only -

BY CASH / DRAFT / CHEQUE / PAY ORDER NO.: 000567 Date: 19-01-25

DRAWN NO.: ICICI Bank

INFULL/ PART/ PAYMENT ON ACCOUNT OF BLD. NO.: 0 FLOOR: 11<sup>th</sup> FLAT NO. 1105

IN WORD: GST On Booking Amount

₹ 30,525/-



ISSUED SUBJECT TO REALISATION

For Shradha Landmark Pvt. Ltd.

For Lonjekar

R E C I E I P T

# SHRADDHA Landmark Pvt. Ltd.

GSTIN: 27AAECM4241L1ZC

Manisha Heights Commercial, GR + 1st Floor, Behind Manisha Heights Bldg.  
Vaishali Nagar, Pipe Line, Mulund (West), Mumbai - 400 080

No. 6879

Date: 10/10/2025

Received with Thanks From: Ramesh Dhondu Lanjekar

& Tushar Ramesh Lanjekar

THE SUM OF RUPEES: Twenty one Thousand only

BY CASH / DRAFT / CHEQUE / PAY ORDER NO.: JCDN126369028894

DRAWN NO.: NEFT Date: 28/12/2024

INFULL/ PART/ PAYMENT ON ACCOUNT OF BLD. NO.: C FLOOR: 11<sup>th</sup> FLAT. NO. 1105

IN WORD: Booking Amount

₹ 21,000/-



ISSUED SUBJECT TO REALISATION

For Shradha Landmark Pvt. Ltd.

*Handwritten notes and signatures*

R E C I E I P T

# SHRADDHA Landmark Pvt. Ltd.

GSTIN: 27AAECM4241L1ZC

Manisha Heights Commercial, GR + 1st Floor, Behind Manisha Heights Bldg.  
Vaishali Nagar, Pipe Line, Mulund (West), Mumbai - 400 080

No. 7805

Date: 06/10/2025

Received with Thanks From: Ramesh Dhondu Lanjekar & Tushar

Ramesh Lanjekar

THE SUM OF RUPEES: Five Lacks Eighty Nine Thousand

Five Hundred Only -

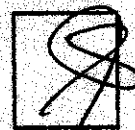
BY CASH / DRAFT / CHEQUE / PAY ORDER NO.: 000566 Date: 19-01-25

DRAWN NO.: ICICI Bank

INFULL/ PART/ PAYMENT ON ACCOUNT OF BLD. NO.: C FLOOR: 11<sup>th</sup> FLAT. NO. 1105

IN WORD: Booking Amount

₹ 5,89,500/-



ISSUED SUBJECT TO REALISATION

For Shradha Landmark Pvt. Ltd.

*Handwritten notes and signatures*

SHRADDHA PRESIDENCY			
RERA NO - P51800050356			C wing
Residence Details	Floor No/Series		Floor
			1105
			1 BHK
	Rera Carpet Area	sq.ft	611
			<b>370</b>
Rates	Base Rate	*	
	Floor rise @ 50 from 2nd floor		50rs - 1st floor
1. Basic Value	Flat Cost	Rs.	6105000
	Sub Total 1: Basic Value of Flat	Rs.	<b>6105000</b>
2. Stamp Duty & Reg. Charges & Taxes	Stamp Duty 6%	Rs.	366300
	Registration Charges & Scanning Charges	Rs.	50000
	GST @ 5%	Rs.	305250
	GST @ 18% on other charges	Rs.	55173
	Sub Total 2: *Govt Taxes & Charges	Rs.	<b>776723</b>
3. Society Charges	Share Application Money	Rs.	1000
	Society Formation Charges	Rs.	25000
	Maintenance for 12months	Rs.	35520
	Corpus Fund	Rs.	100000
	Sub Total 3: *Society Charges	Rs.	<b>161520</b>
4. Other Charges	Electric & Water Connection Charges	Rs.	35000
	Development / Infrastructure Charges	Rs.	60000
	Gymnasium Membership Charges	Rs.	50000
	Sub Total 4: *Other Charges	Rs.	<b>145000</b>
TOTAL: SUB TOTAL 1 to 4		Rs.	<b>7188243</b>
			<b>71.88</b>
			1 BHK
10/90 slabwise		%	6105000
On Booking		10%	610500
At time of Excavation		10%	610500
At time of Agreement sign		10%	610500
Completion of Plinth		15%	915750
Completion of 1st Slab		4%	244200
Completion of 3rd Slab		2%	122100
Completion of 5th Slab		2%	122100
Completion of 7th Slab		2%	122100
Completion of 9th Slab		2%	122100
Completion of 11th Slab		2%	122100
Completion of 13th Slab		2%	122100
Completion of 15th Slab		2%	122100
Completion of 17th Slab		2%	122100
Completion of 19th Slab		2%	122100
Completion of 21st Slab		2%	122100
Completion of Terrace Slab		1%	61050
completion of brickwork/ internal / external plaster		15%	305250
Completion of the Sanitary fittings, water proofing		5%	305250
Completion of lifts, electric fitting, lobby		5%	305250
Possession		5%	610500
TOTAL		100%	
Rate Subject to Change Without prior notice			
Govt Charges are Indicative			
TDS of 1% Applicable on Booking			
Cheques to be issued in favor of "SHRADDHA LANDMARK PVT LIMITE			