



PANACHE
REALTY

The Great Eastern Summit, B-508 & 509, Plot No-66,
Sector-15, CBD Belapur, Navi Mumbai- 400614.
Mob: +91 9819076588

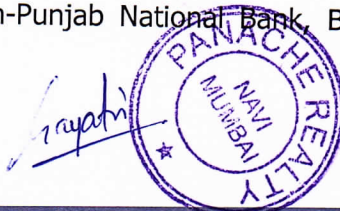
Date: 08-09-2026

To,
Mr. Ashish Gupta
Mr. Anshu Gupta
Address-Balaji Sharan Wing – e, Room No – 003,
Near Krishna Tempal, Adai New Panvel, Adai, Po. Adai,
Dist. Raigad, Maharashtra – 410206.

Allotment of Flat No - 1208 in the project known as "Kasturi Aurelia", Plot No-
Sub: 30, TPS-1, NAINA, land admeasuring 1580 Sq. Mtrs., Village - Akurli, Tal. -
Panvel, Dist.-Raigad-410206, having MahaRERA Registration No.
PM1270002503073.

Dear Sir/Madam,

- 1) As per your specific request, we hereby agree for allotment of a **Flat to you in the proposed building Project known as "Kasturi Aurelia" bearing Flat No- 1208, on the 12TH Floor admeasuring 57.41 Sq. Mtrs. carpet area situated at Plot No.- 30 situated at TPS-1, NAINA, admeasuring 1580 Sq. Mtrs., Village - Akurli, Tal. -Panvel, Dist.-Raigad-410206, for a consideration price of Rs. 66,33,000/- (Rupees Sixty-Six Lakhs Thirty-Three Thousand Only)** being and inclusive the proportionate price for use of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities appurtenant to the premises, **excluding of Stamp Duty, Registration charges & Goods and Service Tax (GST) and applicable Government taxes from time to time.**
- 2) Receipt of part consideration and Balance Payment:
Rs.3,31,650/- (Rupees Three Lakhs Thirty-One Thousand Six Hundred Fifty Only), being part payment of the total consideration value of the said unit as booking amount vide-i) UPI, amount-Rs.51,000/-, Dated-23/08/2026, Drawn on-HDFC Bank, Branch- New Panvel (E), ii) Cheque No. 000004, Amount-Rs. 1,00,000/-, Dated-24/08/2026, Drawn on-HDFC Bank, Branch- New Panvel (E) and iii) Cheque No. 615966, Amount-Rs. 1,80,650/-, Dated-08/09/2026, Drawn on-Punjab National Bank, Branch- New Panvel (E).





Balance amount of **Rs. 63,01,350 /-** (**Rupees Sixty-Three Lakh One Thousand Three Hundred Fifty Only**) shall be paid by you as per the following payment schedule:-

Sr. No.	Particulars	Percent
1.	EMD at the time of booking	10%
2.	Upon execution of Agreement	20%
3.	On Completion of Plinth	15%
4.	On Completion of 1st slab	3%
5.	On completion of 2nd Slab	3%
6.	On completion of 3rd Slab	3%
7.	On completion of 4th Slab	3%
8.	On completion of 5th Slab	3%
9.	On completion of 7th Slab	3%
10.	On completion of 9th Slab	3%
11.	On completion of 11th Slab	2%
12.	On completion of 13th Slab	2%
13.	On completion Brickwork of 1st to 6th Floor	2.5%
14.	On completion Brickwork of 7th to 13th Floor	2.5%
15.	On completion of Internal Plaster Work of 1st to 6th Floor	2.5%
16.	On completion of Internal Plaster Work of 7th to 13th Floor	2.5%
17.	On completion of External Plaster Work	5%
18.	On completion of Staircase, flooring, & lift wells.	5%
19.	On completion of Sanitary fitting, electrical fittings & Painting	5%
20.	On Possession upon receipt of Occupancy Certificate	5%
	Total	100%

The above amount is exclusive of Stamp duty, Registration charges, GST and/or any other taxes as applicable.

- 3) You are requested to register the Flat with the sub-registrar office as and when applicable.

Gayatri





- 4) You have expressly agreed, accepted and confirmed to pay to us immediately as and when demanded by us and/or to the appropriate authorities all the present/future/revised/new property/Municipal Tax, Goods & Service Tax (GST), Education Cess and/or any other levies, taxes, Cess, surcharge, dues, duties, including 1% (One Percent) TDS etc. which may be called or demanded under name or terminology or may become payable due to any change/amendment in the existing laws, polices, rules or due to implementation/enactment of any new laws/rules by the local bodies, State Government, Central Government or by any other competent authorities. You shall pay such amount in additions to any amount mentioned under the agreement for sale/letter or otherwise.
- 5) That Possession of the said Flat is estimated to be given on or before 31/12/2028, subject to delay for reasons beyond our control or force majeure. Before taking possession of Flat registration of Flat shall be done compulsorily.
- 6) All notices/communications to be sent/served on you as contemplated in this letter shall deem to have been duly served if sent to you through electronic transmission, facsimile transmission or registered A.D. to your address given hereinabove. In case of any change in the address, you will intimate us accordingly otherwise all letters and correspondences shall be sent/communicated at the above address.
- 7) You have heretofore independently examined all aspects of our entitlement to the building and the scheme of development thereof and terms of allotment on Ownership Basis and in which behalf the documents/plans/sanctions/terms are perused and approved by you. This writing is merely a Letter of Intent to allot and is not and does not purport to be and shall not be construed or deemed to be an Agreement/Deed to Sell/Purchase.
- 8) We hereby confirm that we have not agreed to sale the said premises to anybody else nor created any encumbrance on the said premises and the title thereof is clear and marketable.

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9) This allotment shall be subject to Panvel, Raigad jurisdiction only.

10) Kindly confirm the above by endorsing your signature/s at the foot of the duplicate hereof.

Thanking you.

Yours faithfully,

For M/s. Panache Realty
M/S. PANACHE REALTY

for Prayati.
PARTNERS

Partner

I/We confirm the above

Mr. Ashish Gupta
Mr. Anshu Gupta
(PAN – APXPG7375J) (Aadhar no-5617 5510
6885) (PAN –DDPPG3565R) (Aadhar no-3568
1039 7975)