

Date:

To,

Sub: Allotment of Flat No. _____ in Wing ___, on floor __ (on floor numbered as _____ as per approved plan) at "Minerva", Off. N. M. Joshi Marg, Mahalaxmi, Mumbai-400 011 situated at plot bearing C. S. No.1 (pt) and 2 (pt) of Lower Parel Division, Mumbai.

Dear Sir/Madam,

1. This is to state that Lokhandwala Kataria Construction Pvt. Ltd. ("the Company") have agreed to allot and that you have agreed to accept allotment of Flat No. _____ in Wing ___, on floor __ (on floor numbered as _____ as per approved plan) comprising of _____ Bed Rooms, Hall, Dining and Kitchen having carpet area of _____ sq. ft (equivalent to _____ sq. mts.) Balcony admeasuring _____ sq. ft (equivalent to _____ sq. mts.) Total admeasuring _____ sq. ft (equivalent to _____ sq. mts.) (hereinafter referred to as "the said premises") at our proposed building namely "MINERVA" situated on plots of land bearing C.S. No. 1(pt) and 2(pt) of Lower Parel Division, G/South Ward, Off. N. M. Joshi Marg, Mahalaxmi,

Mumbai- 400 011 for total consideration of **Rs._____/-**

(Rupees _____)

Only) ("Total Consideration") to be paid by the Purchaser to the Sellers excluding GST or any other cess rate or taxes, expenses for Stamp Duty and registration, legal fees, expenses for the formation of Society, club membership charges and 12 months maintenance and other charges and taxes payable under the law and specified in the Agreement for Sale. (Note: first residential level shall commence after such levels consisting of podium levels for car parking and other common amenities, utilities.)

'Carpet area' means the net usable floor area of the Flat, excluding the area covered by external walls, areas under service shafts, exclusive balcony appurtenant to the Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the Flat for the exclusive use of the Purchaser/s, if any, but includes the area covered by the internal partition walls of the Flat.

2. You will pay all payments as per below payment schedule.

Sr. No.	Payment Terms
1.	
2..	
3	
4	
5	

(All the payments are to be made favoring LKCPL Minerva Master Collection Escrow Account or as directed by the Sellers.)

It is agreed and understood between the parties that the sale of the premises is on the basis of carpet area only as per the definition of "Carpet Area" specified by Real Estate Regulatory Authority for Maharashtra State.

3. The Seller has also allotted to the Purchaser that along with the said premises the Purchaser would be entitled for the use of ___ Car Parking spaces including mechanical car parkings at no extra cost except costs for maintenance and operation.

4. Disclosures

- a. That the area of the premises may increase or decrease by 3% of the area mentioned herein.
- b. The Purchaser is aware that he will have no right, title, or interest of any nature in the premises until the agreement for sale is executed by and between us and registered with the Sub Registrar of Assurances ("Agreement for Sale") and the Purchaser had complied with all the obligations under the Agreement for Sale.

5. You are aware that the sanctioned building plans and elevation are subject to amendment or modification as disclosed in the proposed building plan shared with you prior to this letter so as to utilize further F.S.I. and construct additional floor or floors in the above Building and you have expressed your irrevocable consent in that behalf.
6. You are aware that we have registered the Project with the Maharashtra Real Estate Regulatory Authority ("MahaRERA") under provisions of the Real Estate (Regulations and Development) Act, 2016 (RERA) and rules thereunder vide registration No. P51900008204. You have inspected the MahaRERA Online Portal wherein details of the Project have been uploaded by us and have also inspected the draft Agreement for Sale ("Proposed Agreement") to be executed between us and understood the terms and conditions mentioned therein. Any changes in the provisions of MAHARERA with regard to extension of time schedule shall be deemed to be modifications in the agreement for sale to be signed between us.
7. In Case you commit default in payment of more than two installments as specified above or fail to comply with your obligations, the Allotment Letter of the said Flat can be cancelled at the discretion of the Company. Cancellation Charges to the extent of 20% of the amounts received and other

expenses and losses incurred on account of termination/cancellation shall be levied and the balance of the sale proceeds will be refunded when the said premises is sold to a third party.

8. You shall enter into Agreement for Sale and get the same registered within 30 days from date of booking the said flat. You agree and confirm that you shall be bound by the terms and conditions of the Agreement for Sale.
9. You shall not be entitled to sell, transfer, and assign and/or create any third-party rights on the said premises for the first 2 years (24 Months) from the date of the registration and without our prior written consent.
10. The said premises will be Bare Shell flat.
11. The possession of the said premises shall be handed over to you on or before 31st day of December, 2023 with a further grace period of 1(One) year.

Thanking you.

Yours faithfully,

For LOKHANDWALA KATARIA CONSTRUCTION PVT. LTD.

Authorised Signatory

Accepted by Me /us

()