

On the letter head of Birla Estates Private Limited

Date: _____

To,

[Name and address of Allottee]

Dear Sir/Madam,

Re: Allotment of a unit in Tower ____ in Residential Complex- **Birla Niyaara Phase 1** consisting of Tower 'A' bearing **MAHARERA Registration No.** _____ (hereinafter referred to as the "**Project**") on plot bearing CS Nos. 794 aggregately admeasuring 57,517.84 square meters situate, lying and being at Worli, Lower Parel Division Mumbai 400030, (hereinafter referred to as the "**said Property**").

We are in receipt of your Application Form ("**Application Form**") dated _____, which is annexed herewith and marked as "**Annexure A**" hereto. This is to record that at your request and relying on your Application Form, we have agreed to provisionally reserve and allot to you Unit No. ____ admeasuring _____ sq. meters (corresponding to _____ sq. ft.) Carpet Area as per RERA plus admeasuring _____ sq. meters (corresponding to _____ sq. ft.) being appurtenant area on the ____ floor as more particularly provided in the **Schedule I** hereunder ("**the said Flat**") in Tower 'A' ("**the Tower**") proposed to be constructed on the said Property for the consideration as more particularly provided in the **Schedule II** hereunder ("**the Consideration**"), subject to payment of tax deducted at source by you in accordance with the provisions of the Income Tax Act, 1961.

Signature of First Applicant

Signature of Second Applicant

Signature of Third Applicant

At your request for the said Flat, we have agreed to reserve for your use ____ car parking space in the Podium level (“**the said Car Parking Space**”) in the Tower, it being clarified that the allotment of the said Car Parking Space shall be subject to the superintendence and confirmation of the Organization of Flat Purchasers to be formed of the flat purchasers in the Tower.

You are aware of the Land Owner having procured construction project finance loan secured against mortgage on part of the said Property subject to the terms and conditions mentioned therein. You agree and confirm that the Land Owner shall have the right to raise further finance / loan from any financial institution / bank by way of mortgage / charge / securitization of receivables of the said Flat against security of the said Property (subject to your rights to the said Flat).

All the terms and conditions as provided in the Application Form shall continue to be valid and binding upon you. In addition to the terms and conditions as provided in the said Application Form, the aforesaid allotment of the said Flat and the said Car Parking Space (hereinafter collectively referred to as “**the said Premises**”) shall be subject to the following further conditions:

- (i) In case of cancellation of booking of the said Flat by you (i) an amount of 10% of the Consideration (“**Earnest Money**”) or any part thereof deposited with the Land Owner shall be forfeited, (ii) GST to be payable on cancellation / forfeiture, to be deducted by the Land Owner and (iii) any interest component and penalties / damages (received or due) on any delayed payment / non-payment, by you to the Land Owner at the rate prescribed under the Act and Rules to be deducted by the Land Owner.
- (ii) You shall immediately on payment of 10 % or more of the Consideration execute the said agreement for sale within 18 days of notice by us, the draft whereof is shown, verified and accepted by you, and the parties will be governed by the terms of such agreement thereafter.

Signature of First Applicant Signature of Second Applicant Signature of Third Applicant

- (iii) The contents of these presents, except as agreed herein, shall supersede all other writings, brochures, leaflets and other sales materials and / or any other documents and shall be deemed as final and binding.

You are requested to return a copy of this Letter of Allotment, duly signed as a token of your acceptance. In the event you fail to return a copy of this letter within 10 days of receipt, it shall be deemed to have been accepted.

SCHEDULE I

(Description of the said Premises)

Flat No. _____ admeasuring _____ square mtrs carpet area as per RERA and appurtenant Balcony Area of _____ square mtrs [which is a part of Floor Space Index (FSI)], aggregating to a total area of _____ square mtrs. on _____ floor in **Tower A** in **Birla Niyaara-Phase 1** together with exclusive right to use open areas attached to the said unit, proportionate share in the common areas, amenities & facilities of the said Building, and the right to use _____ car parking spaces in the podium level of the Tower, being constructed on the said Property

SCHEDULE II

(Schedule of Payment of Consideration)

For Birla Estates Private Limited,

**On behalf of Century Textiles and Industries Limited
(through its division Century Estates)**

(Authorized Signatory)

We hereby jointly and/or severally confirm the aforesaid,

Signature of First Applicant Signature of Second Applicant Signature of Third Applicant

Signature of Sole/First Applicant:

Signature of Second Applicant:

Signature of Third Applicant:

Date _____

Place: MUMBAI

RECEIPT

With reference to this Letter of Allotment and in respect thereof, I/we acknowledge having received from you a sum of Rs. _____ (Rupees

_____ O
nly) vide:

Digital Payment of Rs. _____ /- dated _____ bearing reference no. _____
and of Rs. _____ /- dated _____
bearing reference no. _____;

OR

Cheque of Rs. _____ /- dated _____ bearing no. _____
drawn on _____ bank
and of Rs. _____ /- dated _____ bearing no. _____
drawn on _____ bank;

OR

Signature of First Applicant

Signature of Second Applicant

Signature of Third Applicant

DD/ Pay order of Rs. _____/- dated _____ bearing no. _____ and drawn on _____ bank and of Rs. _____/- dated _____ bearing no. _____ and drawn on _____ bank;

OR

RTGS of Rs. _____/- dated _____ bearing reference no. _____ and of Rs. _____/- dated _____ bearing reference no. _____;

as booking amount towards your provisional registration of a Flat in Birla Niyara Phase 1.

For Birla Estates Private Limited,

On behalf of Century Textiles and Industries Limited

(through its division Century Estates)

(Authorized Signatory)

Encl.: Annexure A - Application Form

Signature of First Applicant

Signature of Second Applicant

Signature of Third Applicant