



STERLING LIFESTYLE LLP

MAVERICK
GROUP

25, Shamal Das Gandhi Marg, 2nd Floor, Mansoor Building, 98, Princess Street,
Kalbadevi, Mumbai - 400 002. • Tel.: 022-6580 5192 / 5193 • Fax: 022-2402 3500
Email: info@vrajindia.com

No. _____

Date: _____

To,
Mr/Ms/Mrs _____
R/o _____
Telephone/Mobile Number _____
Pan Card No. _____
Aadhar Card No. _____
Email Id: _____

Sub : Your request for allotment of flat/ commercial premises/ plot in the project known as _____, having MahakERA Registration

Sir / Madam

1. Allotment of the said unit :

This has reference to your request referred at the above subject. In that regard, I/We have the pleasure to inform that you have been allotted a _____ BHK flat/commercial premises bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs. equivalent to _____ sq. ft. situated on _____ floor in Building _____/Tower _____ / Block _____ / Wing _____ in the project known as _____, having MahakERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing CTS No(s) 658/9/1/ Final Plot No(s) _____ / Survey No(s) _____, Hissa No(s) _____, lying and being at J. N. Road, Next to Parshwanath Jain Mandir, Sarvodaya Nagar, Mulund (W), Mumbai-400080, Village Nahur, Taluka Kurla, Dist Mumbai Suburban admeasuring 1415.3 sq. mtrs. for a total consideration of Rs. _____ (Rupees _____) exclusive of GST, stamp duty and registration charges.

2. Allotment of garage / covered parking space(s) :

Further, We have the pleasure to inform you that you have been allotted along with the said unit, garage(s)/covered car parking space at level basement/podium/stilt/mechanical car parking unit bearing No(s) _____ admeasuring _____ sq. sq ft. having _____ ft. length x _____ ft. breadth x _____ ft. vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.



OR

2. **Allotment of open car parking :**

Further I/We have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ having _____ ft length x _____ ft breadth x _____ ft without consideration.

3. **Receipt of part consideration :**

- A. I/We confirm to have received from you an amount of Rs. _____ (Rupees _____), being 10% of the total consideration value of the said unit as booking amount/ advance payment on dd/mm/yy, through mode of payment. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account No.43389483723, State Bank of India, Wagle Estate Branch having IFSC Code SBIN0001053 situated at SME Wagle 101, 1st floor, Bhoorni Velocity, B39, Road No.23, Wagle Industrial Estate, Dist Thane, Maharashtra 400604. In addition to the above Bank account, I/We have opened in the same Bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No.43201170894 and 43389527105 respectively.

OR

2. **Receipt of part consideration :**

- A. You have requested us to consider payment of the booking amount/ advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you an amount of Rs. _____ (Rupees _____) being _____ % of the total consideration value of the said unit as booking amount/ advance payment on dd/mm/yy through mode of payment. The balance _____ % of the booking amount / advance payment shall be paid by you in the following manner.

- a) Rs. _____ (Rupees _____) on or before _____.
- b) Rs. _____ (Rupees _____) on or before _____.
- c) Rs. _____ (Rupees _____) on or before _____.
- d) Rs. _____ (Rupees _____) on or before _____.



B. If you fail to make the balance _____% of the booking amount/ advance payment within the time period stipulated above further action as stated in Clause 12 hereunder written shall be taken by us as against you.

C. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account No.43389483723, State Bank of India, Wagle Estate Branch having IFSC Code SBIN0001053 situated at SME Wagle 101, 1st floor, Bhoomi Velocity, B39, Road No.23, Wagle Industrial Estate, Dist Thane, Maharashtra 400604. In addition to the above Bank account, I/We have opened in the same Bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No.43201170894 and 43389527105 respectively.

4. **Disclosures of information :**

We have made available to you the following information namely :-

- i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahARERA website.
- ii) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and
- iii) The website address of MahARERA is <https://maharera.mahaonline.gov.in/#>

5. **Encumbrances :**

I/We hereby confirm that the said unit is free from all encumbrances and I/We hereby further confirm that no encumbrances shall be created on the said unit.

6. **Further payments :**

Further payments towards the consideration of the said unit as well as of the garage(s)/ covered 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.

7. **Possession :**

The said unit along with the garage(s)/ covered car parking spaces (s) shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said unit as well as of the garage (s)/covered 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.

8. **Interest payment :**

Incase 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.

9. **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;

• *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.

10. **Other payments :**

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.



11. **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 in Clause 12.

12. **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 two months can be further extended on our mutual understanding.

**In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the Promoter shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in Clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred Table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.*

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 of 2 months from the date of issuance of this letter or within such period as may be communicated to you, I / 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, I/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



13. 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.

14. Headings :

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

M/s. Sterling Lifestyle REBR



Harsh P. Shah
Designated Partner

Email Id : harsh@maverickrealtors.com

Date :

Place : Mumbai

CONFIRMATION & ACKNOWLEDGEMENT

We have read and understood the contents of this allotment letter and the Annexure. We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature _____
Name _____
(Allottee/s)

Date :

Place : Mumbai



Annexure- A

Stage wise time schedule of completion of the project :

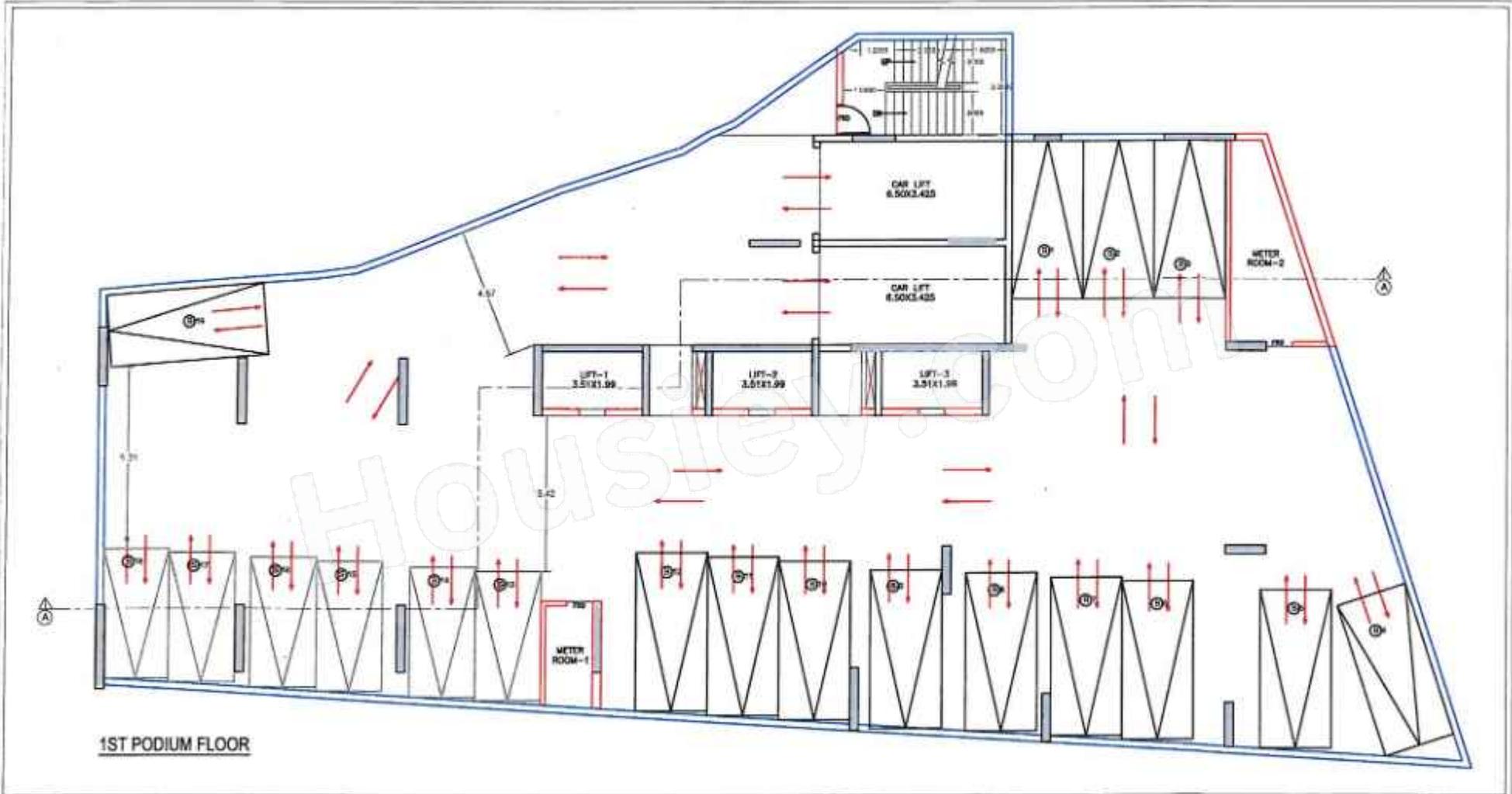
Sr. Nos.	Stages	Date of Completion
1.	Excavation	31/12/2024
2.	Basements (if any)	N.A.
3.	Podiums (if any)	29/10/2025
4.	Plinth	06/04/2025
5.	Stilt (if any)	28/05/2025
6.	Slabs of super structure	05/05/2027
7.	Internal walls, internal plaster, completion of floorings, doors, and windows	22/11/2027
8.	Sanitary electrical and water supply fittings within the said units	20/01/2028
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	09/07/2027
10.	External plumbing and external plaster, elevation, completion of terrace with waterproofing	13/09/2027
11.	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities.	14/12/2028
12.	Internal roads & footpaths, lighting	N.A.
13.	Water supply	28/01/2028



14	Sewerage (chamber, lines, septic tank, STP)	30/02/2028
15.	Storm water drains	30/03/2028
16.	Treatment and disposal of sewage and sullage water	N.A.
17.	Solid waste management & disposal	N.A.
18.	Water conservation/rain water harvesting	04/04/2028
19.	Electrical meter room, sub-station, receiving station.	12/06/2028
20.	Others	31/12/2028

Promoter (s) Authorized
Signatory

Housiey.com

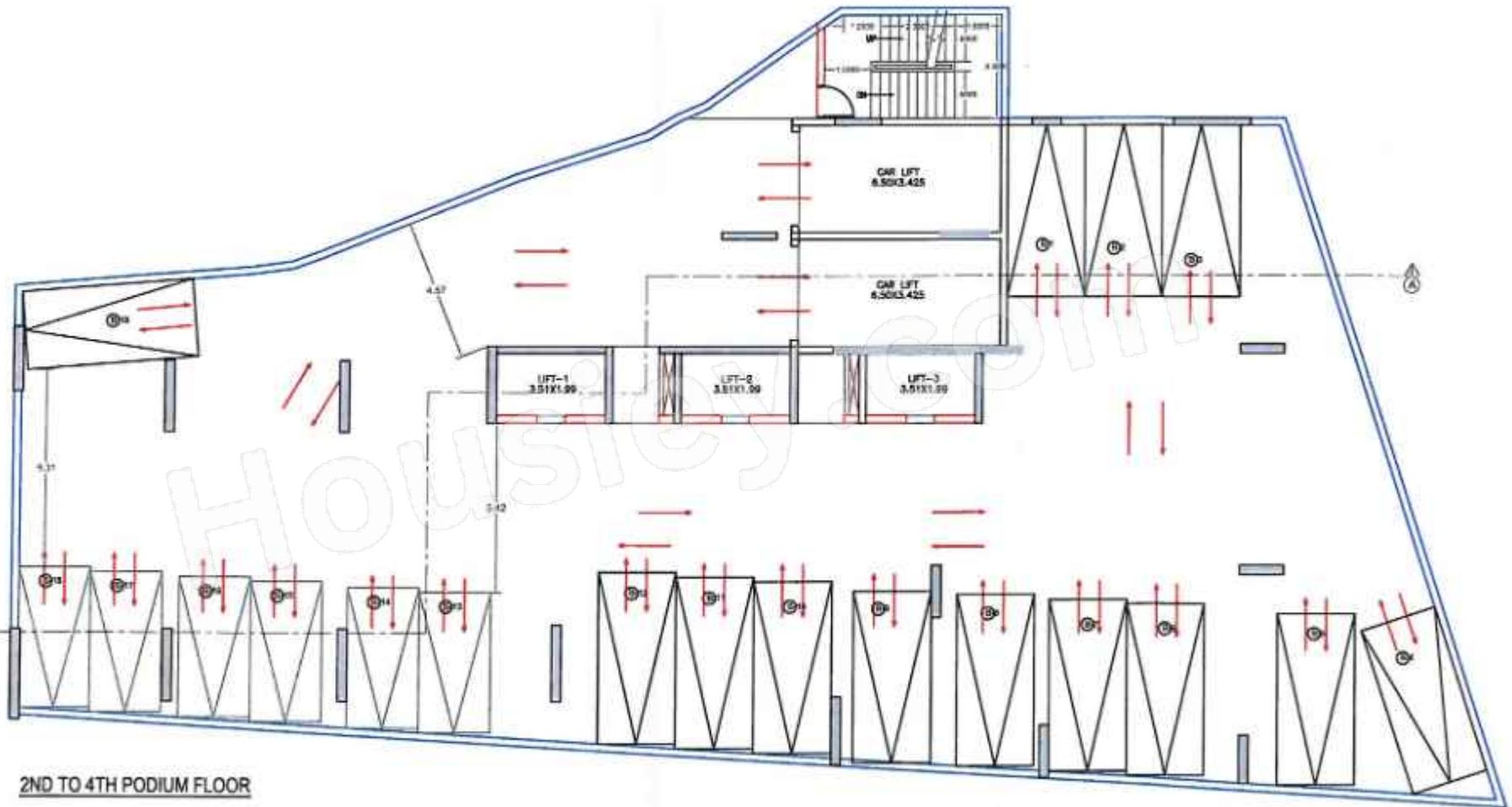


1ST PODIUM FLOOR

NOTE : THIS DRAWING IS SUBJECT TO
BMC/SRA APPROVAL

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING
ON PLOT BEARING C.T.S. NO. 658/9/1 AT MULUND (W), MUMBAI. FOR M/S STERLING LIFESTYLE LLP



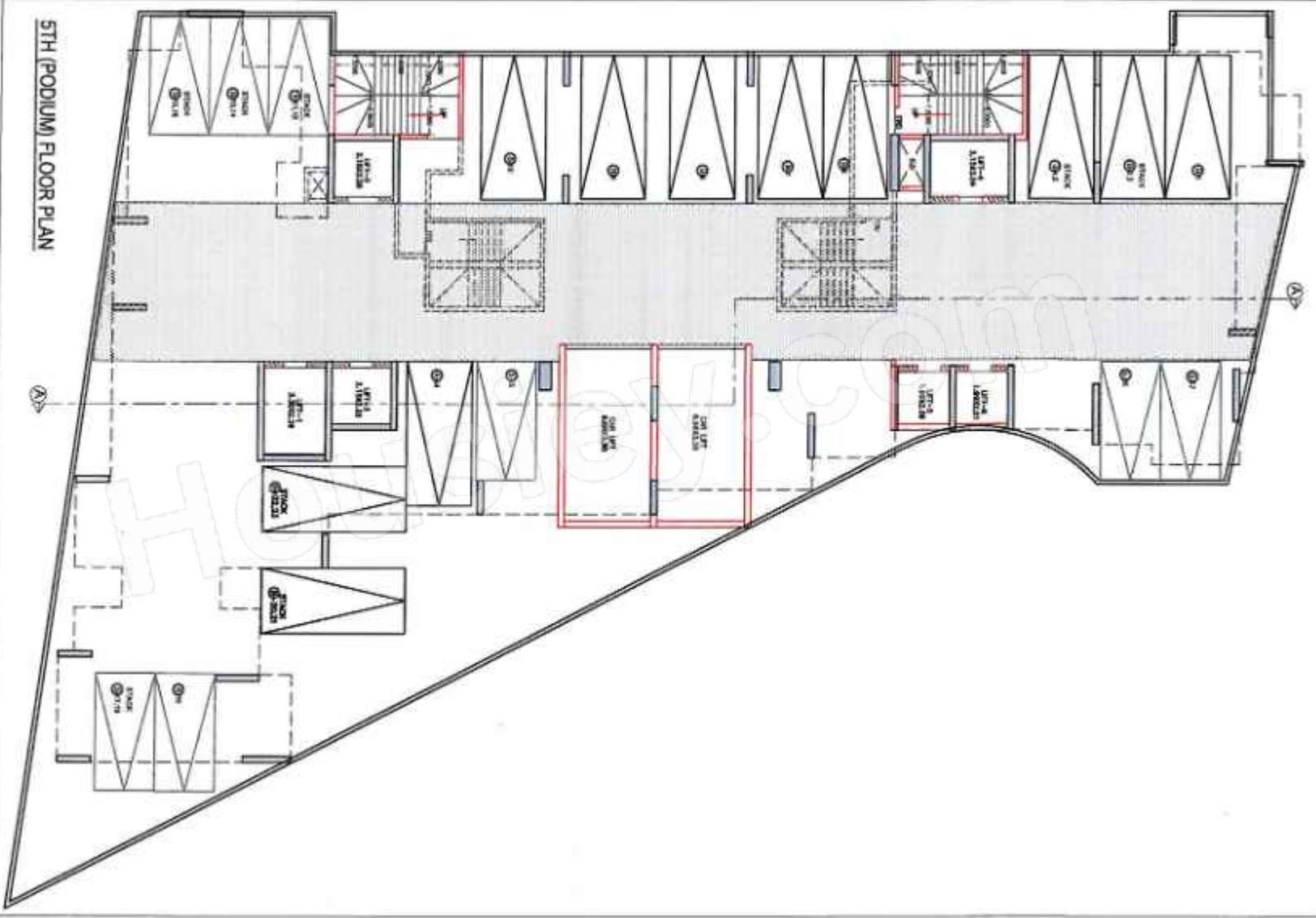


2ND TO 4TH PODIUM FLOOR

NOTE : THIS DRAWING IS SUBJECT TO
BMC/SRA APPROVAL

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING
ON PLOT BEARING C.T.S. NO. 658/B/1 AT MULLUND (W), MUMBAI. FOR M/S STERLING LIFESTYLE LLP



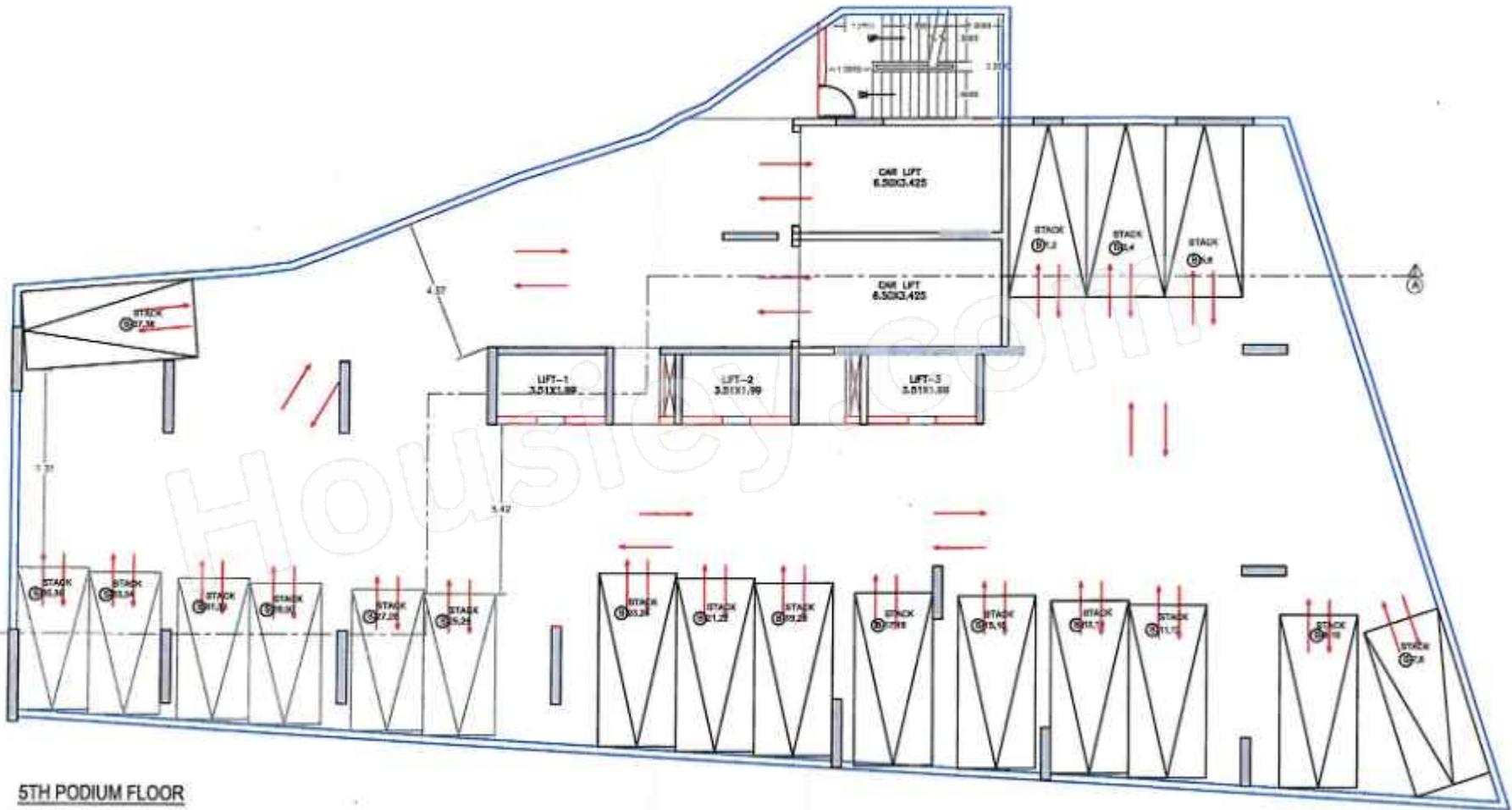


5TH (PODIUM) FLOOR PLAN

NOTE: THIS DRAWING IS SUBJECT TO
ENGINEER APPROVAL.

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING
ON PLOT BEARING C.T.S. NO. 888/89 AT MILLIND (W), MUMBAI, FOR M/S STERLING LIFESTYLE LLP



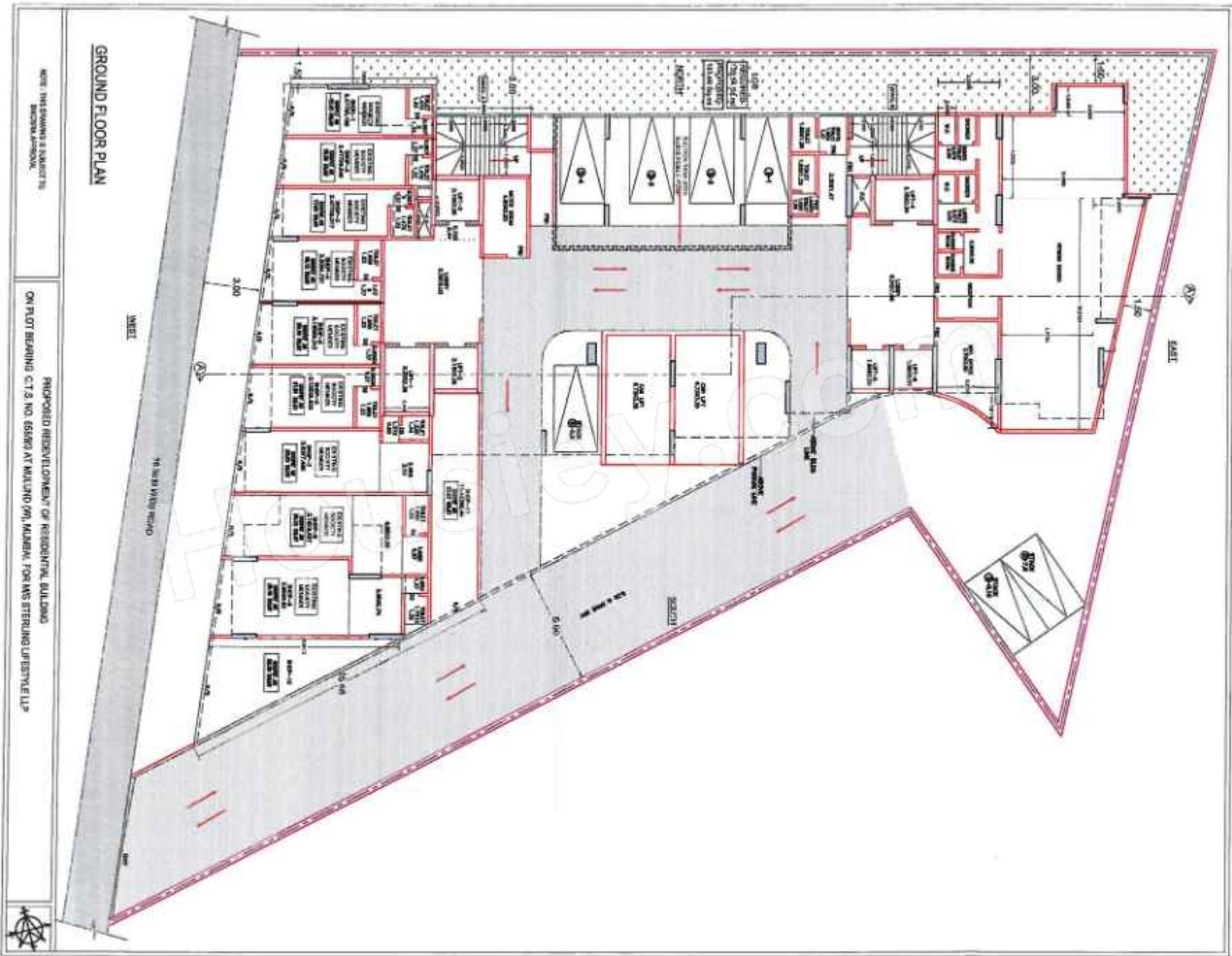


5TH PODIUM FLOOR

NOTE : THIS DRAWING IS SUBJECT TO BMC/BRA APPROVAL

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING
ON PLOT BEARING C.T.S. NO. 658/9/1 AT MULUND (W), MUMBAI. FOR M/S STERLING LIFESTYLE LLP





GROUND FLOOR PLAN

DATE: THE DRAWING IS SUBJECT TO
 MODIFICATION APPROVAL

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING
 ON PLOT BEARING CT'S NO. 65580 AT MILLIND 091, MULBANI, FOR MS STERLING LIFESTYLE LLP



