

No.

Date:

To,
Mr/ Mrs./Ms.
R/o
(Address)
Telephone/ Mobile number
Pan Card No.:
Aadhaar Card No.:
Email ID:

Sub: Your request for allotment of Flat/ Shop No. _____ in the Building/Project Known as "**PLATINUM PARKSYDE**", having MahaRERA Registration No. _____.

Sir/ Madam,

1. Allotment of the Plot:

- (a) The CIDCO Ltd. has, under Scheme "MM-I/05/2019-20" (hereinafter referred to as the said Scheme), invited tenders from various Developers & Builders in order to dispose off the land/s acquired by it or vested into it in accordance with the said Scheme.
- (b) The CIDCO Ltd. has accepted our tender as the highest bidder and accordingly, we are eligible for allotment of a plot under the said Scheme.
- (c) By an Allotment letter dated 27-04-2020, the CIDCO Ltd. has allotted to us a plot being Plot No. 62C, Sector- 30, in Village/ Site Kharghar, Navi Mumbai, admeasuring 1886.74 Square meters or thereabouts (hereinafter referred to as "the said Plot"), for Residential-cum-Commercial purpose, under the said Scheme "MM-I/05/2019-20" for the lease premium and on the terms and conditions as contained in the said Allotment Letter.
- (d) Pursuant thereto, by an Agreement to Lease dated 20-08-2021 executed between CIDCO Ltd. and ourselves, the CIDCO Ltd. has granted in our favour a lease in respect of the said Plot being Plot No. 62C, Sector- 30, in Village/ Site Kharghar, Navi Mumbai, admeasuring 1886.74 Square meters or thereabouts, under Scheme no. MM-I/05/2019-20, for such lease premium and upon such terms and conditions as mentioned in the said Agreement to Lease. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. 10233 of 2021 on 25-08-2021.

2. Allotment of the Flat/Shop/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 _____ BHK Flat/Shop bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq.ft. situated on _____ floor in

Building /Project known as "PLATINUM PARKSYDE" having MahaRERA Registration No. _____ hereinafter referred to as "the said Flat/Shop/Unit", being developed on land bearing Plot No. 62C, Sector- 30, in Village/ Site Kharghar, Navi Mumbai, admeasuring 1886.74 Square Meters for a total consideration of Rs. _____ /- (Rupees. _____ Only) exclusive of GST, Stamp Duty and Registration charges.

3. Allotment of parking space(s):

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

OR

The Purchaser/s hereby agree/s that he/they does not require/s is not interested in reserving any Stilt / Podium Car Parking Space and accordingly, the Purchaser/s has/ have requested the Promoters not to reserve / allot/ earmark any car Parking space for his/ their said Flat. The Purchaser/s also agree/s, declares, confirms and undertakes not to raise any request / claim in future for the allotment of Stilt / Podium Car Parking Space to the Promoters and the Purchaser/s shall not challenge or dispute the allotment of Stilt / Podium Car Parking Space made by the Promoter/s to other Purchaser/s, in any manner whatsoever and all such allotments done by the Promoters shall be final, irrevocable and binding on the Purchaser/s and his legal heirs and representatives. The Purchaser/s hereby agree/s that the decision made by the Purchaser/s for not seeking any Car Parking space is final, irrevocable and binding on the Purchaser/s and his legal heirs and representatives and his subsequent buyers / assigns.

4. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____ /- (Rupees _____ Only), being _____% of the total consideration value of the said Flat/Shop Unit as booking amount /advance payment on _____, through _____.

5. Disclosures of information:

We have made available to you the following information namely:

- i) We, through our Architect, **ATUL PATEL**, having his Office address 1209, The Landmark, Plot no. 26A, Sector 7, Kharghar, Navi Mumbai – 410 210, has prepared and submitted to CIDCO Ltd. and other authorities the initial building plans, specifications and designs for the said Plot by presently utilizing the part permissible FSI, by proposing to construct Building/s consisting of Ground + Upper Floors on the said Plot. The CIDCO Ltd. has sanctioned the building plans, specifications and designs submitted by us and granted its Development permission and Commencement Certificate, vide its letter dated 12-05-2022, having reference no. CIDCO/BP-

18002/TPO(NM)/2021/9392, to construct a Building comprising of Ground + Upper Floors on the said Plot.

- ii) Subsequent thereto, upon our application, the CIDCO Ltd. has issued a Corrigendum dated 24-05-2022 wherein as required by us, the number of commercial units have been revised/amended as mentioned in the said Corrigendum.
- iii) We have also appointed "**M/S A.G.GOKHALE & ASSOCIATES**", as RCC Consultants and have entered into standard Agreement for carrying out the construction of the said Building/s.
- iv) However, as per the new Unified Development Control and Promotion Regulation (UDCPR) which has already come into effect from 03/02/2020, an additional FSI is available over & above the present base FSI available on the said Plot and the computation of total FSI that shall be permissible for construction on the said Plot is done as per the provisions of UDCPR. Accordingly such additional FSI shall be utilized by us by constructing additional Flats/ Shops / Floors/Wings in the said Building. Accordingly, upon our applying and paying the additional lease premium payable for obtaining the additional FSI, the CIDCO Ltd., by its letter dated 03-02-2022, has granted NOC to consume the additional FSI by way of additional premium FSI and additional ancillary FSI on the said Plot as per UDCPR, 2020. Thus, the Base FSI together with the additional premium FSI and additional Ancillary FSI permissible to be utilized on the said Plot under UDCPR, 2020 aggregates to 5518.714 Sq. meters. In addition to the said FSI of 5518.714 Square meters, we are entitled to utilize the enhancement of base FSI of 0.1 and additional TDR as well as additional premium FSI available (as in Corporation area) along with proportionate additional Ancillary FSI as shall be permissible and granted by CIDCO Ltd. (hereinafter referred to as the "Total Permissible FSI).
- v) At present, the Promoters have presently obtained the Commencement Certificate for the permissible area of 4249.100 Square Meters for the said Project on the said Plot. To utilize the said Total Permissible FSI on the said Plot as per CIDCO Policy and as mentioned in the said Letter dated 03-02-2022 issued by CIDCO Ltd., we, through our said Architects, shall submit the revised building plans in respect of the said Plot by utilizing the Total Permissible FSI, for eventually constructing a Building with Ground + such upper Floors as shall be permissible on the said Plot (hereinafter referred to as the said Entire Layout) by utilizing the full potential of the said Plot either by (i) Base FSI together with the (ii) additional premium FSI, (iii) additional Ancillary FSI permissible, (iv) enhancement of base FSI of 0.1 and (v) additional TDR as well as (vi) additional premium FSI available (as in

Corporation area) along with (vii) proportionate additional Ancillary FSI that shall be granted by the CIDCO Ltd. on the said Plot and obtain the Amended Commencement Certificate for utilizing such additional FSI and/or TDR on the said Plot.

vi) The said Commencement Certificate 12-05-2022 read with Corrigendum dated 24-05-2022, 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.

vii) 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

viii) The website address of MahaRERA is

<https://maharera.mahaonline.gov.in/#>

6. Encumbrances:

We hereby confirm that the said Flat/Shop/Unit is *free* from all encumbrances and I/we hereby further confirm that no encumbrances shall be created on the Flat/Shop/Unit.

7. Further payments:

Further payments towards the consideration of the said Flat/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.

8. Possession:

The said Flat/Shop/Unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before 31/12/2027 subject to the payment of the consideration amount of the Flat/Shop/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.

9. 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.

10. 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 Flat/Shop/Unit;
3	within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Flat/Shop/Unit;
4	after 61 days from issuance of the allotment letter.	2% of the cost of the said Flat/Shop/Unit.

- ii. In the event the amount due and payable referred in Clause 10 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.

11. 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 12 hereunder written.

12. 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 13 hereunder.

13. 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 Flat/ Shop/ 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 13 (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.

14. 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 Flat/Shop/Unit thereafter shall be covered by the terms and conditions of the said registered document.

14. User:

You will use the said premises strictly for the Residential / Commercial purpose, whichever is applicable. No change of user shall be permitted.

15. Third Party rights:

You agree that you shall not transfer the benefits of this reservation without our previous written consent. We may give such consent only upon payment of all the dues payable by you to us under this provisional reservation and on payment of transfer charges as may be decided and fixed by us.

16. Miscellaneous:

a. You agree to sign all applications, papers and documents and do all such acts, deeds and things as we may require for safe guarding the interest in the said Project.

b. You agree not to claim any right, title or interest in the said Flat/ Shop/ Unit or the said Plot till the entire consideration amount of the said Flat/ Shop/ Unit as shall be set out in the Payment Schedule annexed to the Agreement for Sale and the entire contribution and other payments payable by you are paid in full and you are accepted as the member/s of the Society that shall be formed.

c. We shall have a first lien, charges etc., in respect of any amount remaining unpaid under this Reservation Letter.

17. Headings:

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

18. You have, in token of your having accepted the aforesaid, agreed to sign at the foot of this Letter.

Signature
Name
(Promoter(s)/ Authorized Signatory) (Email Id.)
Date:
Place:

Housiey.com

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 _____

Allottee/s)

Date:

Place:

Housiey.com

Annexure - A

Stage wise time schedule of completion of the Project

Sr. No.	Stages	Expected Date of Completion
1	Excavation	
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	
6	Slabs of super structure	
7	Internal walls, internal plaster, completion of floorings, doors and windows	
8	Sanitary electrical and water supply fittings within the said Unit/Flat	
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	
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.	
12	Internal roads & footpaths, lighting	
13	Water supply	
14	Sewerage (chamber, lines, septic tank, STP)	
15	Storm water drains	
16	Treatment and disposal of sewage and sullage water	
17	Solid waste management & disposal	
18	Water conservation / rain water harvesting	
19	Electrical meter room, sub-station, receiving station.	
20	Others	

Promoter (s) / Authorized Signatory