

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/ Unit No. _____ in the Building/Project Known as "**PLATINUM OAKWOODS**", having MahaRERA Registration No. _____.

Sir/ Madam,

1. Allotment of the Plot:

(a) By an Allotment letter dated 18-05-2023 bearing ref. no. 1330/1001422/208, the CIDCO Ltd. has allotted to us a plot being Plot No. 11, Sector - 30, situated at Nerul, Navi Mumbai, admeasuring 1186.48 Square meters (hereinafter for the sake of brevity referred to as "**the said Plot**"), for Residential and Commercial purposes under Scheme "MM-SCH-33-2023-24" (hereinafter referred to as the said Scheme) for the lease premium and on the terms and conditions and as contained in the said Allotment Letter.

(b) By an Agreement to Lease dated 15-09-2023 executed by the CIDCO Ltd. and ourselves, the CIDCO Ltd. agreed to grant to us on leasehold basis the said Plot No. 11, Sector - 30, situated at Nerul, Navi Mumbai, admeasuring 1186.48 Square meters or thereabouts, to construct and develop building or buildings for Residential and Commercial purposes for such lease premium and subject to the terms and condition and covenants as contained and stated in the said Agreement. The said Agreement to Lease is registered with the Sub-Registrar of Assurances under Serial No. TNN11-15361-2023 dated 16-09-2023.

(c) Further, by a Modified Agreement dated 04-02-2025 executed by the CIDCO Ltd. and ourselves, the CIDCO Ltd. agreed to grant NOC to us for an additional FSI over and above the Base FSI and thus we are entitled to utilize the total FSI comprising of (i) Base FSI + (ii) Enhanced Basic FSI + (iii) Premium FSI + (iv) TDR FSI + (v) Ancillary FSI, cumulatively aggregating to **5730.698 Square meters**, under the provisions of UDCPR 2020 (hereinafter referred to as the **Total Permissible FSI**), for such additional premium and upon such terms and conditions as are mentioned in the said Agreement. The said Modified Agreement is registered

with the Sub-Registrar of Assurances under Serial No. 2534/2025 dated 06-02-2025.

2. Allotment of the Flat/Unit:

a. 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/Unit bearing No. _____ admeasuring RERA Carpet area _____ Sq. mtrs situated on _____ Floor in Building /Project known as "**PLATINUM OAKWOODS**" having MahaRERA Registration No. _____ hereinafter referred to as "the said **Flat/Unit**", being developed on land bearing Plot No. 11, Sector - 30, situated at Nerul, Navi Mumbai, admeasuring 1186.48 Square meters or thereabouts, for a total consideration of Rs. _____ /- (Rupees. _____ Only) exclusive of GST, Stamp Duty and Registration charges. The said total consideration also includes the consideration for (i) the proportionate price of the common areas and facilities appurtenant to the said Premises and (ii) Car Parking Space mentioned in clause 3 herein. No consideration is payable for the Balcony/Terrace mentioned in clause 2 (e) herein.

b. The said total consideration is mutually agreed and subject to such increases which are due to increase on account of development charges or any other charges, deposits, fees, etc. payable to the competent authority and/or any other increase in taxes, charges and cess which may be levied or imposed by the competent authority from time to time.

c. We have informed you and you are aware that the carpet area of the said Flat/Unit mentioned herein is on the basis of unfinished internal wall surface, area under RCC column and shear wall and other such structural members of the premises. Therefore, we have informed you and you are aware that there is likelihood that there can be some discrepancy in the carpet area mentioned in this letter and the carpet area of the said Flat/Unit. We shall confirm the final carpet area that has been reserved for you after the construction of the Building/s/ Project is complete and the Occupancy Certificate is granted by NMMC, by furnishing details of the changes, if any, in the carpet area. If there is any reduction in the carpet area within the defined limit, the total price payable for the carpet area shall be recalculated upon receiving the net carpet area statement for the said Flat/Unit from the Project Architect. The Certificate issued by the Architect certifying the above area shall be final and binding on both of us. You hereby agree, declare, confirm and undertake not to raise any objection, claim, dispute regarding such discrepancy in respect of the said carpet area.

d. Further, we have further represented to you that as per the sanctioned building plans, NMMC has sanctioned certain additional areas as permitted under UDCPR. The aforesaid additional areas are fused to the said Flat/Unit. The Certificate to be issued by the Architect certifying the said carpet area and the said additional area sanctioned by NMMC as mentioned herein above shall be final and binding on you as well as us.

e. We have provided a Balcony/Terrace (said Balcony/Terrace), which is attached to the said Premises. The said Balcony/Terrace will be in your exclusive possession and the Purchasers of the other premises in the said Building/s will not, in any manner object thereto.

3. Allotment of parking space(s):

3 (a) We have the pleasure to inform you that you have been allotted along with the said Flat/Unit, covered car space at _____ level Basement /podium/stilt/ mechanical/stack car parking space bearing No. _____ admeasuring _____ sq. meter having _____ meter length x _____ meter breath x _____ meter vertical clearance on the terms and conditions as shall be enumerated in the Agreement for Sale to be entered into between ourselves and yourselves.

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3 (b) The said Society shall form the necessary Rules and Regulations for car parking.

3 (c) You shall be liable to utilize the said Parking space/s only for the permissible use of parking your vehicle/s and for no other purpose. You shall not to raise any objection, claim and dispute, as regards to the reservation of the said Car Parking or their Specific Car Parking Number so allotted and agree/s to abide by all the terms and conditions thereof. All the rules and regulations formulated by the said Society shall be final and binding on you.

4. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____ /- (Rupees _____ Only), as booking amount /advance payment on _____, through _____. The said amount received by us has been deposited in (i) RERA ESCASO VENTURES RERA DESIGNATED COLLECTION ACCOUNT i.e., PLATINUM OAKWOODS A/C no. _____ in _____ BANK, _____ BRANCH having IFS Code _____. In addition to the aforesaid Bank Account, we shall have opened in the same Bank a (ii) ESCASO VENTURES RERA DESIGNATED SEPARATE ACCOUNT i.e., PLATINUM OAKWOODS A/C no. _____ in _____ BANK, _____ BRANCH having IFS Code _____ and (iii) ESCASO VENTURES RERA DESIGNATED TRANSACTION ACCOUNT i.e., PLATINUM OAKWOODS A/C no. _____ in _____ BANK, _____ BRANCH having IFS Code _____ respectively.

5. Disclosures of information:

We have made available to you the following information namely:

- i. As per the Unified Development Control and Promotion Regulation (UDCPR 2020), over & above the Base FSI of **1779.72 Sq. Meters**, an additional FSI is available on the said Plot and the computation of total FSI permissible for construction on the said Plot is done as per the provisions of UDCPR. Accordingly, upon our applying and paying additional lease premium payable for obtaining the additional FSI on the said Plot, the CIDCO Ltd. have, vide its letter dated 01-08-2024 and Modified Agreement dated 04-02-2025, granted an additional FSI of **3950.978 Square meters** comprising of Enhanced Basic FSI + Premium FSI + TDR FSI + Ancillary FSI. Thus we are entitled to utilize the total

FSI comprising of (i) Base FSI + (ii) Enhanced Basic FSI + (iii) Premium FSI + (iv) TDR FSI + (v) Ancillary FSI, cumulatively aggregating to **5730.698 Square meters** together with all such other FSI/ TDR/benefits as shall be granted on the said Plot under provisions of Unified Development Control and Promotion Regulation (UDCPR 2020) on the said Plot (hereinafter referred to as the **Total Permissible FSI**), upon such terms and conditions as are mentioned in the said Letter. The CIDCO Ltd. shall execute and register with ourselves the Modified Agreement to Lease detailing the entire additional FSI/TDR granted to us in addition to the Base FSI as per the terms and conditions mentioned therein.

- ii. We, through our Architect, "**M/S. ATUL PATEL ARCHITECTS**", having its Office at 1201, One Platinum, Plot No - 08, Sector-15, CBD Belapur, Navi Mumbai 400 614 had prepared and submitted to the NMMC and other authorities the building plans, specifications and designs for the said Plot by utilizing the said Total permissible FSI granted by CIDCO Ltd. as per the provisions of UDCPR, 2020, by proposing to construct Commercial Building on the said Plot and obtained from the NMMC a Commencement Certificate dated 13-01-2025, having permit no. NMMCB/0001/2025/AutoDCR to construct a Residential cum Commercial Building consisting of Two Basements + Ground Floor + 1 Podium Level + 16 upper Habitable Floors and a Top Floor as per the sanctioned Building plans.
- iii. As per the said Commencement Certificate dated 13-01-2025, we have obtained the sanction of 5717.08 Square meters (Total Built up Area) from and out of the said Total Permissible FSI on the said Plot for constructing a Residential cum Commercial Building consisting of Two Basements + Ground Floor + 1 Podium Level + 16 upper Habitable Floors and a Top Floor as per the sanctioned Building plans.
- iv. We are, thus, entitled to construct and utilize the entire balance unutilized FSI from and out of the said Total Permissible FSI on the said Plot in the said Project and for that purpose we shall amend the existing Building plans and obtain a Revised/Amended Commencement Certificate for the entire balance unutilized FSI from and out of the said Total Permissible FSI.
- v. 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.

- vi. We have registered the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on _____ under registration no. _____.
- vii. We are proposing to construct a Residential cum Commercial Project/Building consisting of Two Basements + Ground Floor + 1 Podium Level + 16 habitable Floors and Top Floor, whereunder (i) Two Level Basements shall be reserved for Car Parking and permitted services cum utilities, (ii) Ground Floor shall be reserved Partly for Commercial Units and Partly for Car Parking, Car Lifts, Entrance Lobby and certain permitted services cum utilities, (iii) First Floor (Podium Level) shall be reserved partly for Project Amenities and partly for Commercial Units and certain permitted services cum utilities, (iv) Second Floor onwards shall be reserved for Residential Flats and (v) Top Floor shall be reserved for Amenities, Overhead Tanks and Machine Rooms as per the sanctioned Building plans. The Project shall be known as "**PLATINUM OAKWOODS**" (hereinafter referred to as the said Building/ Project).
- viii. The said Commencement Certificate 13-01-2025, 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.
- ix. 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
- x. The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#>

6. Encumbrances:

We hereby confirm that, as of the date of this Allotment Letter, the said Flat/Unit is free from all encumbrances and I/we hereby further confirm that no encumbrances shall be created on the Flat/Unit. We, however, reserve our right to seek Loan/ Project Finance by encumbering the said Plot/ other Flats/ Units in the said Project without affecting your rights to the said Flat/Unit.

7. Further payments:

Further payments towards the consideration of the said Flat/Unit 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/Unit shall be handed over to you on or before 31-12-2029, subject to the payment of the consideration amount of the Flat/Unit 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 charged by us as per the provisions of Law.

10. Cancellation of allotment:

- (i) In case you desire to cancel the booking/ reservation, we shall deduct an amount not exceeding 2% of the total consideration of the said Flat/ Unit as more particularly described herein below and refund the balance amount (if any) to you as per the provisions of law.

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 letters.	2% of the cost of the said unit.

(ii) In case of such termination, we shall be entitled to resell the said Flat to such third person/party, as we may deem fit, necessary and proper and recover and appropriate to themselves the entire sales consideration and other amounts that shall be received from such resale.

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 of 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 total consideration of the said Flat/ Unit and refund the balance amount (if any) to you as per the provisions of law.

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

15. User:

You will use the said Flat/Unit strictly for the Residential / Commercial purpose. No change of user shall be permitted.

16. 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.

17. Headings:

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

18. 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/ Unit or the said Plot till the entire consideration amount of the said Flat/ Unit as shall be set out in the Payment Schedule annexed hereto and marked as **Annexure - B** 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 / consideration remaining unpaid under this Reservation Letter.

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

FOR M/S. ESCASO VENTURES

(Authorized Partner)

(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	Date of Completion
1	Excavation	31/04/2025
2	Basements	30/08/2025
3	Podiums	31/12/2025
4	Plinth	30/09/2025
5	Stilt (if any)	30/06/2028
6	Slabs of super structure	31/12/2026
7	Internal walls, internal plaster, completion of floorings, doors and windows	30/09/2027
8	Sanitary electrical and water supply fittings within the said Flat	30/09/2027
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	31/12/2027
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	31/12/2027
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.	31/12/2027
12	Internal roads & footpaths, lighting	31/03/2028
13	Water supply	30/06/2028
14	Sewerage (chamber, lines, septic tank, STP)	30/06/2028
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.	30/09/2028
20	Others	31/12/2028

Annexure - B

PAYMENT SCHEDULE		
Sr. No.	PARTICULARS	Amount
1.	On Booking of the Flat	
2.	60 days from Booking of the Flat	
3.	On Completion of 2 nd Basement slab	
4.	On Completion of Plinth	
5.	On Completion of 1 st slab	
6.	On Completion of 3 rd slab	
7.	On Completion of 6 th slab	
8.	On Completion of 9 th slab	
9.	On Completion of 12 th slab	
10.	On Completion of 15 th slab	
11.	On Completion of 18 th slab	
12.	On Completion of Brick work	
13.	On Completion of Plastering work	
14.	On Completion of External Painting work	
15.	On Completion of Wall Tiles/Flooring Tiles/ POP- Gypsum/sliding Windows.	
16.	On intimation/Notice for Possession of Flat	
	Total	

FOR M/S. ESCASO VENTURES

(Authorized Partner)

(Promoters)