

[ON LETTER HEAD OF VENSCO PROJECTS LLP]

RESERVATION / ALLOTMENT LETTER

Ref No. _____

Date: _____, 202__

To,

Mr. _____

Mobile No: _____

PAN: _____

Aadhar Card No: _____

E-mail ID: _____

Sir/Madam,

Sub: Your request for reservation / allotment of residential **Flat / Premises No.** _____, admeasuring _____ **Square feet, RERA Carpet Area**, on the proposed _____ **Floor**, in **Wing "A"**, together with an exclusive rights to use ____ (____) number/s of Car Parking Space, in the Basement / Stilt / Podium / Mechanical Parking in the Project known as **"GOLFSHIRE A" ("the Project")**, of a Complex to be known as **"GOLFSHIRE" ("the Whole Project")**, to be developed in phases over a period of time, as per Approvals, on all that piece and parcel of lands bearing C.T.S No. 27/A (Part) of Village Wadhvalli, Chembur, Taluka Kurla, situated, lying and being at C. Gidwani Marg, Chembur, Mumbai- 400071, within Registration District and Sub- District of Mumbai City and Mumbai Suburban District, having **MahaRERA Registration No.** " _____ ".

1. RESERVATION / ALLOTMENT OF THE PREMISES:

- 1.1** Pursuant to your request, we are pleased to inform you that we have reserved / allot and book the Premises for you as per the details provided in table below:

Project No.	GOLFSHIRE A
Premises No.	
Proposed Level / Floor	
Wing No.	WING A
Building / Tower No.	
RERA Carpet Area in square meters	
RERA Carpet Area in square feet	
No. of Car Park Space (as an exclusive amenity attached to the Premises)	
Total Consideration (in Rupees) (excluding GST, Stamp Duty, Registration and other pass-through charges)	

- 1.2** You are aware that the Total Consideration is exclusive of the stamp duty, registration charges, and all taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including but not limited to G.S.T. and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable in relation to the Premises, shall be borne and paid by you alone and we shall not be liable to bear or pay the same or any part thereof.
- 1.3** As per the Income Tax Act/Rules, please deduct TDS as applicable from all the payments made towards the Total Consideration. If your bank disburses the full amount, then you will have to pay the TDS separately. The duly signed Form 16B is to be submitted to us within one month from the date of such deduction in order to pass the credit for TDS amount.
- 1.4** You shall not be entitled to sell, transfer, assign or dispose of the Premises and the Car Parking Space/s until you have paid us the Total Consideration and the possession of the Premises is handed over to you. It is clarified that, after receipt of possession of the Premises and the Car Parking Space/s, you shall be entitled to sell and transfer the same with our prior written consent. You shall be liable to pay to us the applicable administrative charges/facilitation fee in respect of the same.

2. RESERVATION / ALLOTMENT OF CAR PARKING SPACE/S:

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

3. RECEIPT OF EARNEST MONEY:

- 3.1 We confirm to have received from you, an amount of Rs. _____/- in figures _____(Rupees _____in words_____ only), (this amount shall not be more than 10% of the cost of the Premises) being _____% of the total consideration value of the Premises as booking amount / advance payment on dd/mm/yyyy, through _____mode of payment_____. The above payment received by us have been deposited in RERA designated collection bank account , _____ Bank, _____ Branch having IFS code _____ situated at _____. In addition to the above bank account, we have opened in the same bank, RERA designated separate bank account and RERA designated transaction bank account having account No _____ and _____respectively.

4. DISCLOSURES OF INFORMATION:

- 4.1** You agree that we have made available to you the following information and documents:
- i. The title documents pertaining to our rights to undertake development of the Project.
 - ii. The sanctioned plans, layout plans, along with specifications, approved by the competent authority and as displayed at the project site and uploaded on MahaRERA website under the project name "**GOLFSHIRE A**".
 - iii. The website address of MahaRERA is -
<https://maharera.mahaonline.gov.in/#>
- 4.2** Prior to issuance of this Reservation / Allotment Letter, you confirm that, you have undertaken inspection of all the information and documents mentioned in Clause 4.1 above including but not limited to approvals, plans and other documents (including but not limited to title document) and have satisfied yourselves / yourself regarding our entitlement to develop the Project.
- 4.3** You confirm that you have also examined all documents and information uploaded by us on the website of MahaRERA under the project name "**GOLFSHIRE A**" and have read and understood draft of the Agreement for Sale and terms and conditions as recorded therein.

5. ENCUMBRANCES:

- 5.1** We have not created any encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the Premises/Project.

6. FURTHER PAYMENTS:

- 6.1** You agree that you shall make the payment of the Total Consideration, 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/yourself.

7. POSSESSION:

- 7.1** Subject to force majeure event and also subject to payment of the Total Consideration and all other amounts due and payable by you to us (including taxes and charges if any) without any delay and/or default, we shall offer you possession of the Premises and Car Parking Space/s on or about 31st December, 2030, 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/yourself.

8. INTEREST PAYMENT:

8.1 In case you delay and/or default in making payment of any installment of the Total Consideration (including taxes and other charges) and/or any other amounts due and payable to by you to us, then without prejudice to our right to cancel and terminate the allotment of the Premises and Car Parking Space/s, you shall be liable to pay to us interest calculated at the then prevailing State Bank of India Highest Marginal Cost of Lending Rate plus 2% (two percent) thereon on all delayed payments from the due date till the date of actual payment and realization thereof.

9. CANCELLATION OF ALLOTMENT:

9.1 In case you desire to cancel the booking and reservation / allotment of the Premises and Car Parking Space/s, then the amount mentioned in the Table hereunder written would be deducted and the balance amount due and payable (if any) shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting the cancellation of booking and allotment of the Premises.

Sr. No.	If the letter requesting to cancel the booking is received,	Amount to be deducted
1.	Within 15 days from issuance of the Reservation / Allotment Letter;	Nil;
2.	Within 16 to 30 days from issuance of the Reservation / Allotment Letter;	1% of the Total Consideration;
3.	Within 31 to 60 days from issuance of the Reservation / Allotment Letter;	1.5% of the Total Consideration;
4.	After 61 days from issuance of the Reservation / Allotment Letter;	2% of the cost of the Total Consideration.

9.2 In the event the amount due and payable referred in Clause 9.1 above is not refunded by us to you within 45 days from the date of receipt of your letter requesting to cancel the booking and allotment, you shall be entitled to receive the balance amount with interest calculated at the then prevailing State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon.

10. OTHER PAYMENTS:

10.1 You shall make the payment of GST, Stamp Duty and Registration charges, as applicable and such other payments as more specifically mentioned in table below as well under the Agreement for Sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written:

Nature of charges	Amount in Rs.
Society – Admission	
Society – Share Money	
Legal charges	
Meter & Water charges	
Gas connection charges	
Development charges	
Corpus	
Club House charges	
GST and any other taxes/ statutory duties/ charges	As Applicable

11. PROFORMA OF THE AGREEMENT FOR SALE AND BINDING EFFECT:

11.1 The proforma of the Agreement for Sale to be entered into between ourselves and yourselves/yourself 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 the ourselves and yourselves until execution and registration of the Agreement for Sale.

12. EXECUTION AND REGISTRATION OF THE AGREEMENT FOR SALE:

12.1 You agree that you shall execute the Agreement for Sale and appear for the registration of the same before the concerned office of Sub-Registrar of Assurances at Mumbai within a period of 2(two) months from the date of issuance of this Reservation / Allotment Letter or within such period as may be communicated to you. The said period of 2(two) months can be further extended by us.

12.2 If you fail to execute the Agreement for Sale and/or appear for registration of the same before the concerned office of the Sub-Registrar of Assurances at Mumbai 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 from the date of such notice, which if not complied, we shall be entitled to cancel and terminate this Reservation/ Allotment Letter and further we shall be entitled to forfeit the amount not exceeding 2% of the Total Consideration and the balance amount if any due and payable shall be refunded to you without interest within 45 days from the date of cancellation and termination of this Reservation / Allotment Letter.

12.3 In the event the balance amount due and payable to you and referred in Clause 12.2 above is not refunded to you within 45 days from the date of expiry of cancellation and termination of the Reservation / Allotment Letter, then you shall be entitled to

receive the balance amount with interest calculated at the then prevailing State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon.

13. VALIDITY OF RESERVATION / ALLOTMENT LETTER:

13.1 This Reservation / 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/yourself. Cancellation of allotment of the Premises after execution and registration of Agreement for Sale, shall be covered by the terms and conditions of the duly registered Agreement for Sale.

14. HEADINGS:

14.1 Headings are inserted for convenience only and shall not affect the construction of the various Clause of this Reservation / Allotment Letter.

15. NOTICES

15.1 All letters, circulars, receipt and/or notices to be served on you as contemplated under this Reservation / Allotment Letter shall be deemed to have been duly served if sent to you (i) by email to the email id mentioned in this Reservation / Allotment Letter and/or (ii) by Courier at the address mentioned in this Reservation / Allotment Letter and the same which will be sufficient proof of receipt of the same by you and shall completely and effectively discharged the Developer of its entire obligation.

Kindly acknowledge receipt and acceptance of the terms of this Reservation / Allotment Letter on the duplicate copy of this Reservation / Allotment Letter. We sincerely appreciate your trust in Transcon Group and assure you of our best services at all times

For **VENSCO PROJECTS LLP**

Partner / Authorised Signatory

ENCL: AS ABOVE.

CONFIRMATION & ACKNOWLEDGEMENT

I/We, Mr. _____ & Mrs. _____ have read and understood the contents of this Reservation / Allotment Letter and the Annexure. I/We hereby agree and accept the terms and conditions as stipulated in this Reservation / Allotment Letter.

Signature of First Applicant

Signature of Second Applicant

Name: _____

Name: _____

Date: _____

Place: Mumbai

ANNEXURE – A

Stage wise time schedule of completion of the Project

Sr. No.	Stages	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 units	
9.	Staircase, lift 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 fitting, mechanical equipment, finishing to entrance lobby/s plinth protection, paving 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 and 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 and disposal	
18.	Water conservation / rainwater harvesting	
19.	Electrical meter room, sub-station, receiving station	
20.	Others	