

M/S PALMS QUALITY CONSTRUCTION REALTY LLP

504, Bhoomi Landmark, Plot 34, Sector-17, Khanda Colony, New Panvel (W), Navi Mumbai-410206. Telefax-
+91 22 27 48 00 05/06 Email ID- accounts2@qualcon.co.in

Mr/Mrs./Ms.....

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 MahaRERA Registration No _____

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/shop 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 MahaRERA Registration No. _____ hereinafter referred to as "the said unit", being developed on land bearing Final Plot No 7&8, lying and being at Village TPS1 (Akurli) Taluka Panvel, Dist. Raigad admeasuring 3379. sq. mtrs. For a total consideration of Rs. _____) in figures (Rupees. in words _____ only) exclusive of GST, stamp duty and registration charges.

2. RESERVATION FOR PARKING:

The Promoter hereby agrees to allot the Allottees/Purchasers _____ parking spaces in the layout/Mechanical Stack Parking/ parking tower. However the Allottees/Purchasers will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoter and/or the said Organization (as defined hereinafter) and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the said Car Parking Organization. In the case of allotment, the allocation of the parking shall be done at the time of possession with identified location and space.

3. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs. _____ figures (Rupees. _____ in words only), beading part payment of the total consideration value of the said unit as booking amount /advance payment. Balance amount vide cheque No _____ Dated _____ Drawn on _____ of Rs _____ (Rupees _____ Only) Shall be paid by you as per the following payment schedule.

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SR. NO.	INSTALMENTS/ Description	PERCENTAGE	PRINCIPAL AMOUNT
1.	Booking Amount.	09%	
2.	Within 7 days from the execution of the agreement	20%	
3.	On Completion of Plinth.	15%	
4.	On Completion of 1st slab	5%	
5.	On Completion of 3rd slab	5%	
6.	On Completion of 5th slab	5%	
7.	On Completion of 7th slab	4%	
8.	On Completion of 9th slab	4%	
9.	On Completion of 11th slab	3%	
10.	On completion of the walls, internal plaster, floorings doors and windows of the said Apartment.	5%	
11.	On Completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.	5%	
12.	On Completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..	5%	
13.	on completion of the lifts, water pumps, of the building or wing in which the said Apartment is located.	5%	

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14.	On Completion of electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, paving of areas appertain and all other requirements as maybe prescribed in the Agreement of sale of the building or wing in which the said Apartment is located	5%	
15.	On possession	5%	
TOTAL		100%	

4. Disclosures of information:

I/ 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 have also been uploaded on MahaRERA website.

ii) The website address of MahaRERA is
<https://maharera.mahaonline.gov.in>

iii) 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.

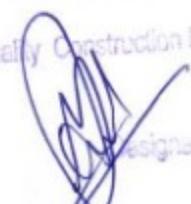
5. Further payments:

Further payments towards the consideration of the said unit shall be made by you as per payment schedule mentioned above 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.

6. Possession:

The said unit along with the mechanical/Steak 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 said unit as well as of the mechanical/Steak 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.

7. Interest payment:

For Palms Quality Construction Realty LLP

Designated Partner

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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.

8. 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 8 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.

9. Other payments:

1. 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 Performa whereof is enclosed herewith in terms of Clause 11 hereunder written.

10. FSI, TDR AND DEVELOPMENT POTENTIAL WITH RESPECT TO THE SAID BUILDING ON THE SAID PROPERTY:

- i. The Promoter hereby declare that the Floor Space Index (FSI) available in respect of the Said Property as per the modified Development Control Regulations or any amendment proposed by the SPA NAINA or ancillary FSI or as and when Unified

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Development Control and Promotion Regulations(UDCPR) became applicable to the Villages under SPA NAINA. The Promoter presently plan to construct only a proposed Built-up area of _____ sq.m out of the potential Built-up area of the Said Project, as per presently approved Building Plans and available FSI, and retain the right for additional development on the said property upto the permissible FSI as and when became available subject to statutory approval by the Town Planning authorities. The Promoter herein disclose that the total expected FSI for the Said Project or the said property may be higher, based on expectations of increased FSI that may be available through loading of TDR, and/orFSIavailableonpaymentofpremiumsand/orFSIavailableasincentiveFSI by implementing various schemes of the competent local authorities, and/ or any increase in FSI on the said property on modification of the Development ControlRegulationsortheDevelopmentPlanapplicabletotheSaidProject.The Allottees/Purchasers have agreed to purchase the Said Unit on the understanding that the increased FSI, if any, in respect of the said property or Said Project, shall be long to thePromoteronly,andthatthePromotershallbeentitledtoutilizethetotal expected FSI, including any increase in FSI till the Said Project premises andbuilding/sareconveyedinfavouroftheCHSL,forconstructionofadditionalunitsinthe SaidProject.

- ii. The Promoter shall make application for revised building permission for upper floors of the project building on any stage before completion of the building and the promoter can obtain revised commencement certificate for such additional floors from SPA NAINA CIDCO wherein the Allottees /Purchasers hereby agrees to that and the Allottees/Purchasers will not raise any objection for it. Also the Allottees/ Purchasers confirm that the Promoteris not required to obtain any consent from the Allottees/Purchasers for the grant of revised Commencement Certificate and to complete the project building according to revised plan.
- iii. The Allottees/ Purchaser herein by signing this Agreement confirm that the Promoter has the right to transfer the Additional FSI available in respect of the said project/ property in the form of TDR to utilize the same on his other properties without any prior consent required from the Purchasers herein.

11. CONSENT BY ALLOTTEES/ PURSCHASER

For Palms Quality Construction Realty LLP


Designated Partner

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- i. Even upon delivery of possession of the Said unit to the Allottees/Purchasers herein, the Promoter shall be entitled, without any consent/permission from the Flat Purchaser or organization of unit holders to carryout the balance construction activities upon the Said Property or upon the amalgamated layout of the Said Property and the adjacent property and for that purpose to provide accesses, spaces etc. through the Said Property for the adjacent unit occupants.
- ii. The Purchasers hereby agrees to co operate and give his consent and as when asked as required to alter, modify, change, cancel any of the plans, drawings, amenities, facilities, etc., all the rendering, maps, designs in the brochures, video presentation, sales and promotion materials are artists' conception and not actual depiction of the buildings, walls, driveways, elevation, landscaping of the project within 7 days from the date of receiving such confirmation letter.

12. Performa of the agreement for sale and binding effect:

The Performa of the agreement for sale to be entered into between us and yourselves is enclosed herewith for your ready reference. Forwarding the Performa of the agreement for sale does not create a binding obligation on the part of us and yourselves until compliance by yourselves of the mandate as stated in Clause 11.

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, 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 I /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.

iv) In the event the balance amount due and payable referred in Clause 11 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

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

15. Headings:

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

M/S PALMS QUALITY CONSTRUCTION REALTY LLP,

(Promoter(s)/ Authorized Signatory)

(Email Id.)

Date:.....

Place: Panvel

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.

(Allottee/s) Name-----

Date:.....

Place:

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	

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5	Stilt (if any)	
6	Slabs of superstructure	
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's 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 Others	
17	Solid waste management & disposal	
18	Water conservation / rain water harvesting	
19	Electrical meter room, sub-station, receiving station.	
20	Others	

For Palms Quality Construction Realty LLP