

(ON THE LETTER HEAD OF M/S PARADIE LIFESPACES LLP)

Date:

To,

Allottee

Dear Sir/ Madam,

Ref.: Your request letter dated _____ for Reservation of Unit no.____, on ____ floor, of ____wing in Tower _____ admeasuring carpet area of ____ sq. mtrs with additional area of ____ sq.mtrs (Gross usable area =____sq.mtrs) (the “**unit**”) in project titled as “**SAI WORLD CITY” Phase-I** constructed on Piece and parcel of Non – Agricultural land bearing Survey Nos. 95/1, 95/2, 95/3A, 98/1, 98/2, 98/3, 98/4A, 98/4/B/1, 98/4/B/2, 98/5, 98/7/3, 98/8, 98/9, 98/10/A, 98/10/B, 99, 101/3, 101/4/A, 101/4/B, 101/5, 101/6, 101/7, 101/8, 101/9, 101/10/A, 101/10/B, 102, 103/1, 103/2, 103/3, 103/4, 110/10, 110/11, 110/1/A, 110/4, 110/5/A, 110/6/A lying and being at Village – Kolkhe, Taluka – Panvel, Dist.- Raigad (the “**land**”).

1. We are in receipt of the captioned letter from you wherein you have stated that you have perused the approved Plans, title search report of said land, title certificate, title documents, revenue records, development permissions and other documents evidencing the approval of project by competent authority, registration certificate bearing no _____ under RERA and Architect’s Certificate certifying the area of unit, and draft “Agreement for sale” terms of which have been accepted by you in toto. After detailed discussion and negotiation you have requested us to reserve for you Unit no.____, on____ floor in ____wing in Tower _____, admeasuring carpet area of ____ sq. mtrs with additional area of ____ sq.mtrs (Gross usable area =____sq.mtrs) in project titled as “**SAI WORLD CITY” Phase-I** (the “**unit**”) against a consideration of Rs.____/- (Rupees in words ____ only) to be paid as per the specific payment schedule offered by you (the “**consideration**”).
2. Now upon your request and after considering the payment schedule offered by you we are pleased to reserve for you the said unit, for said consideration the following preliminary terms & conditions.

3. The consideration for the Unit shall be paid by you in the following manner, time being essence of contract:

PAYMENT SCHEDULE

SR. NO.	PARTICULARS	%	AMOUNT
1	On Booking of Flat	20%	
2	On or Before Commencement of Work	7%	
3	On or Before Completion of 1 st Slab For Basement	7%	
4	On or Before Completion of 2 nd Slab For Basement Or Plinth Competition	5%	
5	On or Before Completion of 1st Slab	3%	
6	On or Before Completion of 2nd Slab	3%	
7	On or Before Completion of 3rd Slab	3%	
8	On or Before Completion of 4th Slab	3%	
9	On or Before Completion of 5th Slab	2%	
10	On or Before Completion of 6th Slab	2%	
11	On or Before Completion of 7th slab	2%	
12	On or Before Completion of 8th Slab	2%	
13	On or Before Completion of 9th Slab	2%	
14	On or Before Completion of 10th Slab	2%	
15	On or Before Completion of 11th Slab	2%	
16	On or Before Completion of 12th Slab	2%	
17	On or Before Completion of 13th Slab	2%	
18	On or Before Completion of 14th Slab	2%	
19	On or Before Completion of 15th Slab	2%	
20	On or Before Completion of 16th Slab	2%	
21	On or Before Completion of 17th Slab	2%	
22	On or Before Completion of 18th Slab	2%	
23	On or Before Completion of 19th Slab	2%	
24	On or Before Completion of 20th Slab	2%	
25	On or Before Completion of 21th Slab	2%	

26	On or Before Completion of 22nd Slab	1%	
27	On or Before Completion of 23rd Slab	1%	
28	On or Before Completion of 24th Slab	1%	
29	On or Before Completion of 25th Slab	1%	
30	On or Before Completion of 26th Slab	1%	
31	On or Before Completion of 27th Slab	1%	
32	On or Before Completion of 28th Slab	1%	
33	On or Before Completion of 29th Slab	1%	
34	On or Before Completion of 30th Slab	1%	
35	On or Before Completion of 31st Slab	1%	
36	On or Before Completion of 32nd Slab	1%	
37	On or Before Completion of Brick Work	1%	
38	On or Before Completion of Plaster Work	1%	
39	On or Before Completion of Plumbing, Electric & Flooring work	1%	
40	On Possession of Flat	1%	
TOTAL		100%	0

Apart from the above, you shall pay an amount of Rs. _____/- on account of GST, an amount of Rs. _____/- (the “**statutory taxes**”). Apart from the above, you shall also pay Stamp duty and Registration charges as applicable and Rs. _____/- on account of legal and documentation charges (the “**procedural charges**”). Statutory charges and procedural charges shall be paid by you within 30 days from the date of this letter. The said consideration as above is determined after paying on the benefit of credit of GST on the input cost to you.

- 4. You shall pay any statutory taxes, any additional rate of statutory taxes, GST, additional stamp duty and additional registration charges on consideration as may be applicable from time to time.
- 5. You shall obtain the mutually approved draft copy of the “Agreement for sale” from our office and shall take immediate steps to get the same duly stamped under the Stamp Act and registered under the Registration Act, 1908. We undertake to make ourselves available through authorized representative for purpose of registration at the notice of fifteen (15) days from you. We shall not be liable under any law for any delay, laches and

/ or negligence shown by you in presenting the "Agreement for sale" for execution and registration before the competent authority.

6. We shall be entitled at our discretion to terminate this reservation in the event of you committing default in payment on due date of any amount due and payable by you to us under this reservation (including your proportionate share of taxes levied by competent authority and other outgoings) and on you committing breach of any of the terms and conditions herein contained.
7. That upon termination of this reservation, we shall deduct cancellation charges of a sum of Rs. _____/- (Rupees in words _____Only) from the booking amount received.
8. We shall at our discretion, be entitled to charge to you interest at the rates prescribed under the RERA Rules on all the amounts which become due and payable by you under the terms of this agreement from the date the said amount is payable till the date the amount is actually paid. However such entitlement of interest shall not be deemed to be a waiver of our right to terminate the agreement as per the provisions of the agreement.
9. We may allow the occupation of the said unit to you only after receiving the entire amount of consideration, all other receivables and after necessary documentary compliance from your side.
10. You shall use the units strictly for the purpose for which it is allotted. No change of user will be permitted except by the competent authority. You agree that you will not transfer/ assign the benefits of` this reservation without our previous written consent. Any transfer/ assignment without our written permission will be void – ab – initio.
11. 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.
12. In case you require a site visit, prior written permission from the undersigned is necessary. We will not be responsible for any accident or mishap that may happen on site either to you or to any of your family members or friends.
13. In respect of any amount remaining unpaid under this Reservation including taxes on consideration, we will have a first lien and charges etc.

14. Nothing in this letter will be deemed as demise of any right, title and interest in the said unit or the property. This reservation merely entitles you to enter into an “Agreement for Sale” at a future date upon payment of agreed consideration as per the payment schedule mentioned herein above.
15. It is also agreed and understood that this reservation letter will stand overridden by executed and registered “Agreement for sale” in respect of said unit.

For M/S PARADISE LIFESPACES LLP

Authorised Partner

We hereby confirm the terms and conditions of this letter.

NAME OF ALLOTTEE/S	SIGNATURE
1) Mr/Mrs_____	1) _____
2) Mr/Mrs_____	2) _____
3) Mr/Mrs_____	3) _____

WITNESSES

- (1) _____
- (2) _____

RECEIPT

RECEIVED with thanks of and from the within named Shri/ Smt_____ prospective Allottee a sum of Rs. _____/- (Rupees _____ - only) through cheque No. _____, drawn on _____ bank dated _____ towards reservation amount and Rs. _____/- (Rupees _____ - only) through cheque No. _____, drawn on _____ bank dated _____. Towards GST Tax

M/S PARADISE LIFESPACES LLP

Authorised Partner

THE RECEIPT IS SUBJECT TO REALIZATION OF CHEQUES