

(ON THE LETTER HEAD OF)
La Mer Developers Private Limited

Date:

To,
Allottee

Dear Sir/ Madam

Ref.: Your request letter dated_____for Reservation of Unit no._____, on_____floor,
of _____wing area admeasuring _____ Sq. Mtrs Carpet withadditional area of__Sq. Mtrs
(Gross usable area =____Sq. Mtrs) (the “*unit*”) in project titled as “**La Mer Regency ”**
to be constructed on **Piece or parcels of open land under Town Planning Scheme of**
Panvel (T.P.S. (I) FINAL) bearing Plot No. 493, forming a part of Survey Nos. 439,
Hissa No. 2 of Panvel, Area Admeasuring 3977 Sq. Mtr. situated at Panvel within the
limits of Panvel Municipal Corporation and within the Limits of District Raigad (M.S.)
421202 (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 Open Balcony ____
_____Sq.mtrs and or Natural Terrace_____Sq.mtrs (Gross
usable area = _____sq.mtrs) in project titled as “**La Mer Regency”** (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		
2	On or Before Commencement of Work		
3	On or Before Completion of 1 st Slab For Basement		
4	On or Before Completion of 2 nd Slab For Basement Or Plinth Competition		
5	On or Before Completion of 1st Slab		
6	On or Before Completion of 2nd Slab		
7	On or Before Completion of 3rd Slab		
8	On or Before Completion of 4th Slab		
9	On or Before Completion of 5th Slab		
10	On or Before Completion of 6th Slab		
11	On or Before Completion of 7th slab		
12	On or Before Completion of 8th Slab		
13	On or Before Completion of 9th Slab		
14	On or Before Completion of 10th Slab		
15	On or Before Completion of 11th Slab		
16	On or Before Completion of 12th Slab		
17	On or Before Completion of 13th Slab		
18	On or Before Completion of Brick Work		
19	On or Before Completion of Plaster Work		
20	On or Before Completion of Plumbing, Electric & Flooring work		
21	On Possession of Flat		
TOTAL			

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 onsite 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 **La Mer Developers Private Limited**

Authorized Signatory

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 _____
prospectiveAllottee a sum of Rs.____/- (Rupees_____ - only)
through chequeNo.____, drawn on____bank dated_____towards reservation
amountand Rs._____/ - (Rupees_____ - only) through
cheque No.____,drawn on_____bank dated_____. Towards GST Tax

For La Mer Developers Private Limited

Authorized Signatory

THE RECEIPT IS ISSUED AND VALID SUBJECT TO REALIZATION OF CHEQUES AMOUNT

TO WHOMSOEVER IT MAY CONCERN

Project Name: La Mer Regency

Dear Sir,

We, **M/s. La Mer Developers Pvt. Ltd.**, a company registered under Companies Act, 2013, and having its principal place of business at Shop No.21, The Full Stop Mall, Sector-19, Palm Beach Road, Sanpada, Navi Mumbai- 400 705.

The Agreement for Sale will be in conformity to the Real Estate (Regulation and Development) Act, 2016, and rules made thereunder including the applicable Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017 and such amendments, enactments, modification including orders, regulations, circulars and notifications issued from time to time.

For **La Mer Developers Pvt. Ltd.**



Director

Date: 04-04-2022

Place: Navi Mumbai



Lamer Developers Pvt. Ltd.

Registered Office: Shop No. 21 The Full Stop Mall, Plot No. 1, Sector 19, Sanpada, Navi Mumbai

Corporate Office: Shop No. 1-6, Vasant Aalap CHS, Plot No. 494, Market yard Road, Old Panvel, Navi Mumbai, Maharashtra - 410 206 T - +91 22 3500 0715/ 3500 0716

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