

To,
Mr/Mrs./Ms _____
R/o . _____
(Address)
Telephone/Mobile number _____
Pan Card No.:
Aadhar Card No.:
Email ID:

Sub: Your request for allotment of Flat in the project known as "**Platinum Westwoods**" having MahaRERA Registration No _____.

Sir/Madam,

1. Allotment of the said unit:

This is 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 Flat bearing No. _____ RERA Carpet Area admeasuring _____ sq. mtrs equivalent to _____ sq. ft. on _____ floors in the project known as '**Platinum Westwoods**' having MahaRERA Registration No. _____, hereinafter referred to as the said "**Unit**" being developed on the leasehold land bearing plot no.27 admeasuring 1003.05 sq. meters (the "**Plot**") situated at Sector No. 42, Nerul, Navi Mumbai for a total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST, stamp duty and registration charges.

2. Allotment of parking space(s):

Further I/ we have the pleasure to inform you that you have been allotted along with the said Unit, _____ nos. of front-back car parking space to park one car behind other car (total 2 car parking) on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. Receipt of part consideration:

A. I/ we confirm to have received from you an amount of Rs. _____ (Rupees _____ only), being _____ % of the total consideration

value of the said Unit as booking amount / advance payment on _____,
vide cheque / DD / no. _____ dated _____ drawn on _____ Bank,
_____ branch.

- B. You have requested us to consider payment of the balance consideration of Rs _____/- (Rupees. _____ only) being _____ % of the total consideration of the said unit in stages which has been accepted by us and as per which you shall pay said balance consideration amount for the said Unit in the following manner:

Sr.no.	Stage of Payment	(%) of Payment of Consideration
1.	On Booking of the Flat	10%
2.	Within 60 days of Booking of the Flat	10%
3.	On Completion of 1 st Basement slab	10%
4.	On Completion of Plinth	10%
5.	On Completion of 1 st slab	4%
6.	On Completion of 2 nd slab	4%
7.	On Completion of 4 th slab	4%
8.	On Completion of 6 th slab	4%
9.	On Completion of 8 th slab	4%
10.	On Completion of 10 th slab	4%
11.	On Completion of 12 th slab	4%
12.	On Completion of 14 th slab	4%
13.	On Completion of 16 th slab	4%
14.	On Completion of Brick work	4%
15.	On Completion of Plastering	5%
16.	On Completion of External Painting	5%
17.	On Completion of installation of Lifts/staircase /Sliding Windows.	5%

18.	Being the Balance Considering Amount to be paid on a notice that the said flat is ready for use	5%
	Total	100%

C. If you fail to pay the balance consideration of Rs. _____% of the Consideration within the time period stipulated above shall be liable to pay interest on such delayed payment @ of the State Bank of India highest Marginal Cost of Lending Rate plus two percent and/or further action stated in clause 9 hereunder written shall be taken by us against you.

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 has also been uploaded on MahaRERA website;
- ii. 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
- iii. The website address of MahaRERA is <https://maharera.mahaonline.gov.in/#;>

5. 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.

6. Further payments:

Further payments towards the Consideration of the said 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.

7. Possession:

The said Unit along with the covered car parking space(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 of the covered 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.

8. Interest payment:

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.

9. 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 part consideration of new booking for the said Unit.

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

- ii. In the event the amount due and payable referred in Clause 9 (i) above is not refunded within 45 days from the date of receipt of part consideration of new booking for the said Unit, 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.

- iii. That from the said booking / advance amount if any GST is paid to the competent authorities, then same shall be refunded on cancellation of booking, only upon Promoter receiving input credit of said GST.

10. 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 performa whereof is enclosed herewith in terms of Clause 11 hereunder written.

11. 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 12.

12. 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 equal to 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 receipt of part consideration of new booking for the said Unit.

- iii. In the event the balance amount due and payable referred in Clause 12 (ii) above is not refunded within 45 days from the date of receipt of part consideration of new booking for said Unit, 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.

13. 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.

14. Headings:

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

M/s Experio Ventures

Through its Partner

Shri _____

Date:

Place:

CONFIRMATION & ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter and the 'Annexure-I'. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature

Name

(Allottee/s)

Date

Place

Annexure – A

Stage wise time schedule of completion of the project

Sr no.	Stages	Date of Completion
1.	Excavation	30/06/2024
2.	Basements (if any)	30/09/2024
3.	Podiums (if any)	31/12/2024
4.	Plinth	31/03/2025
5.	Stilt (if any)	30/06/2025
6.	Slabs of Super Structure	31/12/2026
7.	Internal walls, Internal Plaster, completion of floorings, doors and windows	31/12/2026
8.	Sanitary electrical and water supply fittings within the said units	30/09/2027
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	30/06/2027
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	30/06/2027
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.	30/06/2027
12.	Internal roads & footpaths, lighting	30/09/2027
13.	Water Supply	30/09/2027
14.	Sewerage (chamber lines, septic tank, STP)	30/09/2027
15.	Storm Water Drains	30/09/2027

16.	Treatment and disposal of sewage and sullage water	30/09/2027
17.	Solid waste management & disposal	30/09/2027
18.	Water conservation	30/09/2027
19.	Electrical meter room, sub-station, receiving station	30/09/2027
20.	Others (Occupancy Certificate)	31/12/2027

Note: The above date for milestones / completion of work are future tentative dates. The actual work may finish earlier as well. The Purchaser / Allottee binds itself to make the payment within 15 days of the Promoters intimation for completion of any particular milestone / completion of work.

M/s Experio Ventures
Through its Partner
Shri _____