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Date:

To,

1. Mr.

2. Mrs.

R/at:

Subject: Reservation / Allotment of Flat / Shop No. ___, on the ___ Floor of ' ___ ' Wing, in the Building 'Alliaance The View', being constructed at Plot Nos. 33, 34 And 35, Sector 09, Ghansoli, Navi Mumbai – 400 701, with MahaRERA Registration No. [•].

Dear Sir and Madam,

1. WHEREAS CIDCO vide Allotment Letter, under Ref No. 14/1000927/157 dated 04 April 2022, issued under its scheme 'MM-SCH-19-2021-22', allotted through auction, Plot No. 33, admeasuring about 3052.78 sq. metres at Sector 9, Ghansoli, Thane, Navi Mumbai – 400 701 to M/s Alliaance Realty.

2. AND WHEREAS subsequently, after payment of the lease premium, an Agreement to Lease dated 18 October 2022 was executed between CIDCO and M/s Alliaance Realty, and duly registered with the Joint Sub-Registrar Thane-8 on the same date, vide Serial No. 19221 of 2022, wherein CIDCO agreed to grant Plot No. 33 on lease basis to M/s Alliaance Realty, on the terms and conditions mentioned therein.

3. AND WHEREAS CIDCO vide Allotment Letter, under Ref No. 15/1000928/156 dated 04 April 2022, issued under its scheme 'MM-SCH-19-2021-22', allotted through auction, Plot No. 34, admeasuring about 3029.10 sq. metres at Sector 9, Ghansoli, Thane, Navi Mumbai – 400 701 to M/s Alliaance Realty.

4. AND WHEREAS subsequently, after payment of the lease premium, an Agreement to Lease dated 18 October 2022 was executed between CIDCO and M/s Alliaance Realty, and duly registered with the Joint Sub-Registrar Thane-8 on the same date, vide Serial No. 19223 of 2022, wherein CIDCO agreed to grant Plot No. 34 on lease basis to M/s Alliaance Realty, on the terms and conditions mentioned therein.

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5. AND WHEREAS CIDCO vide Allotment Letter, under Ref No. 16/1000929/155 dated 04 April 2022, issued under its scheme 'MM-SCH-19-2021-22', allotted through auction, Plot No. 35, admeasuring about 3052.99 sq. metres at Sector 9, Ghansoli, Thane, Navi Mumbai – 400 701 to M/s Alliaance Realty.

6. AND WHEREAS subsequently, after payment of the lease premium, an Agreement to Lease dated 18 October 2022 was executed between CIDCO and M/s Alliaance Realty, and duly registered with the Joint Sub-Registrar Thane-8 on the same date, vide Serial No. 19224 of 2022, wherein CIDCO agreed to grant Plot No. 35 on lease basis to M/s Alliaance Realty, on the terms and conditions mentioned therein.

7. AND WHEREAS M/s Alliaance Realty applied to CIDCO for amalgamation of Plot Nos. 33, 34 and 35, Sector 9, Ghansoli, Thane, Navi Mumbai – 400 701 vide Application No. 8000190590, which Application was approved by CIDCO vide their Final Order Ref. No. CIDCO / MTS-I / 2023 / 56 dated 01 February 2023.

8. AND WHEREAS the amalgamated Plot, admeasuring 9134.87 sq. metres, which includes Plot Nos. 33, 34 and 35, Sector 9, Ghansoli, Thane, Navi Mumbai – 400 701, shall hereinafter for the sake of brevity be referred to as the Said Plot.

9. AND WHEREAS a Modified Agreement to Lease dated 17 February 2023 was executed between CIDCO and M/s Alliaance Realty, and duly registered with the Joint Sub-Registrar Thane-8 on the same date, vide Serial No. 3870 of 2022, in respect of the amalgamated Said Plot.

10. AND WHEREAS the Builders approached CIDCO for grant of additional FSI on the Said Plot as per UDCPR 2020, and CIDCO agreed to grant additional Built-up Area of 37,912.823 sq. metres on the Said Plot for which the Builders paid an additional lease premium of Rs.8,22,30,279/- (Rupees Eight Crores, Twenty Two Lakhs, Thirty Thousand, Two Hundred and Seventy Nine only), and thereafter a 2nd Modified Agreement to Lease dated 20 August 2024 was executed between the Builders and CIDCO and was registered with the Joint Sub-Registrar Thane-8 on the same date, vide Serial No. 19817 of 2024.

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11. AND WHEREAS the Builders appointed M/s Soyuz Talib Architects Pvt. Ltd. (STAPL) as the Architects of the Builders, who prepared draft layout and building plans in respect of a Residential cum Commercial Building, to be known as 'Alliaance The View', to be constructed on the Said Plot, and submitted the same to the Town Planning Authority, i.e. Navi Mumbai Municipal Corporation (NMMC).

12. AND WHEREAS NMMC, after reviewing the Layout and Building Plans submitted by the Builders, and after reviewing ancillary permissions, including clearance letter No. CRZ2023/CR140/TC4 dated 05 September 2023 from the Maharashtra Coastal Zone Management Authority and Environmental Clearance No. EC24B038MH178060 dated 19 August 2024 issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra, have approved development of the Said Plot and issued a Commencement Certificate Reference No. NMMC/TPO/ABP/ 3198/2024 dated 04 September 2024 to begin construction on the Said Plot, as per the Building Plans sanctioned by NMMC, and on such terms and conditions as contained in the said Commencement Certificate.

13. AND WHEREAS the Builders have executed a Mortgage Deed dated 29 September 2024, which was duly registered with the Sub-Registrar of Thane-3 on the same date vide Serial No. 20484 of 2024, wherein they have mortgaged the Said Plot in favour of Aditya Birla Housing Finance Ltd., hereinafter for the sake of brevity referred to as 'the Mortgagee', for a loan amount of Rs.40,00,00,000/- (Rupees Forty Crores only).

14. AND WHEREAS the Mortgage Deed allows the Builders to sell individual units being constructed on the Said Plot to intending purchasers, subject to an NOC (No Objection Certificate) from the Mortgagee, in which case the receivables from such sales shall be hypothecated to the Mortgagee.

15. AND WHEREAS the Builders have obtained a Title Certificate, dated 03 October 2024, for the Said Plot from their Advocates, M/s Vashi Advocates, confirming their rights to construct a Building on the Said Plot as per the Building plans sanctioned by NMMC, and to sell the individual units therein to intending Purchasers.

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16. AND WHEREAS the permissible Built-up Area (BUA) allowed on the Said Plot, including in situ FSI of 3.5 + Ancillary FSI (60% + 80%) is 51,615.129 sq. metres out of which the Builders propose BUA of 51,519.605 sq. metres to construct a Basement + Ground + 39 Floors structure, and the Builders shall retain the right for additional development on the Said Plot up to the permissible FSI and BUA limit, subject to statutory approval by the Town Planning authorities.

17. AND WHEREAS the Builders have registered the 'Alliaance The View' project, hereinafter for the sake of brevity referred to as the Said Project, with MahaRERA, and Registration Certificate (Form 'C') bearing No. [•] dated [•] has been granted for the Said Project, an authenticated copy of which Registration Certificate is annexed with this Allotment Letter.

18. AND WHEREAS the Builders have also appointed M/s Structural Concept Designs Pvt. Ltd. as the Structural Engineers for the Said Project.

19. AND WHEREAS in the above circumstance, we, the Builders, are entitled to develop the Said Plot by constructing a residential cum commercial building as per the terms and conditions in the Agreement to Lease executed with CIDCO and as per the building plans duly sanctioned by the Navi Mumbai Municipal Corporation (NMMC).

20. AND WHEREAS the Builders have commenced construction of the Said Project as per the Building Plans sanctioned by NMMC vide the Commencement Certificate dated 04 September 2024.

21. AND WHEREAS in the above circumstances, the Builders are in free and clear possession of the Said Plot, and are well and sufficiently entitled to develop the Said Plot, and to build, construct, and sell individual units in the Said Project to intending purchasers, as per the duly sanctioned building plans.

22. AND WHEREAS you have taken inspection of all documents related to the Said Project, and have also reviewed all the Documents filed by the Builders on the website of the MahaRERA, which is https://MahaRERA.mahaonline.gov.in/#.

23. Now, pursuant to the negotiations you have had with ourselves, we are pleased to reserve / allot for you a Flat / Shop No ___ on ___ Floor in ___ Wing, having RERA carpet area of ___ sq. metres, along with balcony of ___ sq. metres and service quarter no. ___ admeasuring ___ sq. metres, along with ___ nos. parking space(s), admeasuring ___ sq. metres (__ metre length x ___ metre breadth x ___ metre vertical clearance) in the open / stilt / podium / mechanical parking spaces in the Said Project, 'Alliaance The View', being constructed at Plot Nos. 33, 34 And 35, Sector 09, Ghansoli, Navi Mumbai – 400 701, hereinafter for the sake of brevity referred to as the Said Unit for the lump sum consideration amount of Rs.___/- (Rupees ___ only), excluding / including (strike out what is not applicable) taxes and other charges, on the terms and conditions as contained in this letter, and as shall be more specifically enumerated and described in the Agreement for Sale for the Said Unit, which shall be subsequently executed between you and Ourselves.

24. AND WHEREAS we have obtained an NOC from the Mortgagee to sell the Said Unit to you, and a copy of the NOC is annexed with this Allotment Letter.

25. We hereby acknowledge receipt of an amount of Rs.___/- (Rupees ___ only) by Cheque No. ___ dated ___ drawn on ___ Bank, ___ Branch from you and the remaining amount of the above said consideration amount shall be payable as per the Schedule 'A' annexed to this Letter. The payment of the consideration amount and the GST shall be in separate Bank Accounts specified by RERA, as per the details provided in Schedule 'A' or as may be intimated in the Demand Letters issued to you by the Builders in the future.*

OR

We hereby acknowledge receipt of an amount of Rs.___/- (Rupees ___ only) by Cheque No. ___ dated ___ drawn on ___ Bank, ___ Branch from you. You understand that you have agreed to an upfront payment schedule for the Said Unit and accordingly the consideration amount specified hereinabove is a discounted amount offered by the Builders for such up-front payment. The payment of the balance consideration amount shall be as per the upfront payment schedule agreed between the Purchasers and the

Builders. The payment of the consideration amount and the GST shall be in separate Bank Accounts specified by RERA, as per the details provided in Schedule 'A' or as may be intimated in the Demand Letters issued to you by the Builders in the future.*

(*Strike-off whichever is not applicable)

26. The Builders have co-ordinated with certain Banks, who have pre-approved the 'Alliaance The View' project of the Builders for grant of Home Loans to prospective purchasers of Units therein. If you choose to avail a Bank Loan from any Banks which have pre-approved the 'Alliaance The View' project, and your Home Loan is sanctioned by the Bank, then the remaining amount of the above said consideration amount shall be payable as per the schedule agreed between the Builders and the Banks, provided that all payments due prior to sanction of such Home Loan shall be payable as per the schedule specified in the immediately preceding Paragraph. Please note that a Bank Loan for purchase of the Said Unit sanction shall ordinarily be sanctioned only after the execution and registration of the Agreement for Sale.

27. This allotment / reservation of the Said Unit shall be provisional and all rights inferred from this Allotment / Reservation Letter shall be subject to the execution and registration of the regular Agreement for Sale in respect of the Said Unit between you and the Builders. A 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 below. This Allotment Letter shall not be construed to limit your rights and interest upon execution and registration of the Agreement for Sale between the Builders and yourselves. Cancellation of Allotment of the Said Unit thereafter, shall be covered by the terms and conditions of the said registered document.

28. You shall execute the Agreement for Sale and appear for Registration of the same before the concerned Sub-Registrar within a period of 03 months from the date of issuance of this letter or within such period as may be communicated to you. The said period of 03 months can be further extended on our mutual understanding. The

Agreement for Sale of the Said Unit shall be executed after payment by you of 10% of the total consideration amount for the Said Unit, along with the entire Stamp Duty and Registration Fees. You shall also be required to submit the necessary KYC documents as may be statutorily required, prior to the registration of the Agreement for Sale. If the Agreement for Sale for the Said Unit cannot be executed and registered within a period of 03 months from the date of issuance of this Allotment / Reservation Letter, for any reasons attributable to you, including default in timely payment of the consideration amount as specified above, or delay in providing KYC Documents, as required for registration, then 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, then the Builders shall be entitled to cancel this Allotment / Reservation Letter forthwith and shall be entitled to forfeit an amount equal to the amount mentioned in the Table in Clause 29 below, 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. 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 expiry of the notice period, 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.

29. 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.

S. No.	If the letter requesting to cancel the booking is received	Amount to be deducted
1	within 15 days from issuance of this Allotment Letter	Nil

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2	within 16 to 30 days from issuance of this Allotment Letter	1% of the cost of the Said Unit
3	within 31 to 60 days from issuance of this Allotment Letter	1.5% of the cost of the Said Unit
4	after 61 days from issuance of this Allotment Letter	2% of the cost of the Said Unit

In the event the amount due and payable referred 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.

30. You confirm that you have seen and verified the Layout and Building Plans for 'Alliaance The View' as developed by the Builders and as sanctioned by NMMC, and you also confirm specifically, you have seen and verified the approximate Layout Plan of the Said Unit, as is annexed with this Allotment Letter as Schedule 'B', and the same is as per your requirements.

31. The list of common facilities to be provided by the Builders in the Alliaance The View project is annexed with this Letter as Schedule 'C' and the list of fixture, fittings, specifications and amenities to be provided in the Said Unit shall be as per the details annexed with this Letter as Schedule 'D', and you confirm that you have satisfied yourselves about the same.

32. The Builders shall under normal consideration develop 'Alliaance The View' and the Said Unit as per the plan, designs, and specifications as seen and approved by you with such variation and modification as the Builders may consider or as may be required or directed by any public or local authority to be made. All such variations and modifications shall be binding upon you and if there is any increase or decrease in the carpet area of the Said Unit, then the consideration amount for the Said Unit shall also

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increase or decrease proportionately to the increase or decrease in the final carpet area as compared to the carpet area above specified.

33. If the whole or part of the project 'Alliaance The View' is abandoned because of circumstances beyond the control of the Builders, including but not limited to a change in the regulatory or statutory environment or a force majeure condition, then the Builders shall not be liable to suffer any claim with respect to the same, except that all amounts paid by you shall be refunded along with the statutory interest rate.

34. The Builders shall endeavour to complete the construction of 'Alliaance The View' and hand over possession of the Said Unit to you after obtaining the Occupation Certificate from necessary Authorities within the time period specified in the Project Details as submitted to MahaRERA, i.e. on or before [•] subject to the payment of the consideration amount. If the Builders are unable to complete the construction or deliver the possession of the Said Unit by the specified date due to any force majeure conditions, including but not limited to by reasons of war, civil commotion or any act of God, or due to any change in the regulatory or statutory environment, including but not limited to any notice, order, rule or notification of the Government and / or any Public or Competent Authority and / or on account of delay in the issue of Occupation Certificate / Building Completion Certificates or for any other reasons beyond the control of the Builders, then the Builders shall be entitled to reasonable extension of time for completion of the construction and handing over possession of the Said Unit.

35. You shall be entitled to deduct TDS on the consideration amount paid to the Builders as per the applicable Income Tax statute, and shall immediately deposit the same with the appropriate Income Tax authorities into the account of the Builders (PAN details of the Builders have been provided to you), and shall provide a valid TDS Certificate to the Builders within the time period prescribed in the Income Tax statute (i.e. within 45 days of the end of the Quarter in which the TDS is deducted). The Builders shall not be liable for your failure to deduct TDS in any payment. You shall also be liable to pay into the account of the Builders any TDS amount deducted by you but not deposited with the Income Tax authorities or for which valid TDS certificate is not issued or

which amount is not reflecting to the Credit of the Builders in their Annual Income Tax Statement (Form 26AS) , along with interest and penalty. If the allotment of the Said Unit is cancelled for any reasons whatsoever, then the Purchasers shall not be entitled to claim refund of the TDS from the Builders, and shall seek refund / adjustment of the TDS from the Income Tax authorities.

36. The Purchase price mentioned above is inclusive of the following:

A. Floor rise charges and costs for developing all common facilities and amenities in the Said Project.

B. Deposit towards Development Charges for Water, Electric, and other utility and service connections, and for other expenses related to Electrical Receiving Sub-station and public utilities as provided in the Layout for the Said Project.

C. Capital Contribution/ Application/ Entrance Fee, and other expenses for formation and registration of a proposed Co-operative Housing Society Limited (hereinafter for the sake of brevity referred to as the CHSL, which shall mean to include an Apartment Owners or Condominium Association formed under the Maharashtra Ownership of Flats Act, 1963, or any similar body formed by and of the purchasers of all individual units in the Said Project), including proportionate share of taxes, registration fees, conveyance charges and other levies in respect of conveyance of the Said Project premises and buildings to the CHSL.

D. Legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Builders in connection with formation of the CHSL, and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance / assignment of the Said Project premises and buildings.

37. The Purchase price mentioned above does not include the following:

A. Stamp Duty, Registration, and Documentation Charges payable to the competent authorities for execution and registration of the Agreement for Sale

between the Builders and the Purchasers, and all such charges shall be borne by the Purchasers only.

B. Goods and Services Tax (GST) or any other taxes or charges levied by the State or Central Government Authorities for the sale transaction or on the consideration amount for the Said Unit. All such taxes and charges shall be payable through a separate cheque to the Builders and no TDS shall be applicable on them.

C. Transfer Charges, if any, payable to CIDCO, Navi Mumbai Municipal Corporation (NMMC) or any other competent authority, for sale and / or transfer of the Said Unit by the Purchasers, prior to the handing over possession of the Said Unit to the Purchasers, or date of Conveyance Deed of the Said Project premises and buildings in favour of the proposed CHSL, whichever is the earliest applicable.

D. Property / Service charges payable to CIDCO, Navi Mumbai Municipal Corporation (NMMC) or any other competent authority from the date of obtaining Occupancy Certificate for the Said Project, or handing over possession of the Said Unit to the Purchasers, or date of Conveyance Deed of the Said Project premises and buildings in favour of the proposed CHSL whichever is the earliest applicable.

E. Deposit for proportionate share of Taxes, Maintenance fees and other common charges for day to day maintenance and management of the 'Alliaance The View' premises from the date Occupation Certificate is issued for the 'Alliaance The View' project to the date of handing over of the premises to the proposed CHSL.

F. Grill Charges or other Facility Charges, if any grills or facilities other than those specified in Annexure 'N' to be annexed with the Agreement for Sale are provided in the Said Unit by the Builders, after approval from the Purchasers.

G. Charges for any customization or personalization in the finishing of the Said Unit as may be desired by the Purchasers, and as may be permissible by law.

H. Proportionate Share of registration charges, municipal taxes, water and electricity charges, maintenance charges, ground rent, and other common charges incurred in the day-to-day maintenance of the Said Project premises and buildings after receipt of the Occupation Certificate.

38. You shall be liable to pay all these charges, in addition to the consideration amount for the Said Unit, as and when they become payable and are demanded by the Builders from the Purchasers, and failure to pay any of these charges as demanded shall be considered to be a material breach in the conditions of the Allotment Letter / Agreement for Sale, and the Purchasers shall be liable to suffer the consequences thereof equivalent to a breach in the payment of the consideration amount. The Purchasers shall also be liable for all consequences of non-payment or delayed payment of any statutory dues including, but not limited to, Stamp Duty, Registration Fees, GST, Property Tax, etc, and the Builders shall not be liable for any such consequences, except if there is a default by the Builders in onwards payment to the statutory authorities, of dues paid by you to the Builders.

39. You shall also be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Said Unit to the combined carpet area of all units in the Said Project) of outgoings in respect of the Said Project premises and buildings namely local taxes, betterment charges or such other levies by the concerned local authorities and / or water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, guards, sweepers and all other expenses necessary and incidental to the management and maintenance of the Said Project premises and buildings. Until the CHSL, as aforesaid, is formed and the Said Project premises and buildings are transferred to it, the Purchasers shall pay to the Builders such proportionate share of outgoings as may be determined. The Purchasers further agree that till the Purchasers' share is so determined the Purchasers shall pay to the Builders provisional monthly contribution of Rs.___/- per month towards the outgoings. The amounts so paid by the Purchasers to the Builders

shall not carry any interest and shall remain with the Builders until a conveyance / assignment of the Said Project premises and buildings is executed in favour of the CHSL, as aforesaid. On such conveyance / assignment of the Said Project premises and buildings being executed, the aforesaid deposits (less deduction provided for in the Agreement for Sale) shall be paid over by the Builders to the CHSL. The Purchasers undertake to pay such provisional monthly contribution regularly on the 5th day of each month in advance and shall not withhold the same for any reason.

Provided that we may, at their sole discretion, at the time of handing over of the Said Unit to the Purchasers, demand and collect from the Purchasers, as a lump sum deposit, the proportionate share of outgoings in advance for a period of 01 (one) year.

40. You along with purchasers of other units in the Said Project shall mandatorily join in forming and registering a Co-operative Housing Society Limited (CHSL) to be known by such name as the Builders may decide and for this purpose sign and execute the application for registration and / or membership and other papers and documents necessary for the formation and registration of the CHSL and for becoming a member thereof, including the bye-laws of the proposed CHSL, and shall duly fill in, sign and return to the Builders, all such application, papers and documents, within 07 (seven) days of the same being forwarded by the Builders to the Purchasers, so as to enable the Builders to register the CHSL. No objection shall be taken by the Purchasers, if any changes or modifications are made in the draft Bye-laws, as may be required by the Registrar of Co-operative Societies, or other competent Authority.

41. The allotment / reservation of the Said Unit shall not be transferable without prior written consent of the Builders, which consent shall not be unreasonably withheld, provided all dues as payable, under this allotment / reservation, are cleared.

42. You shall use the Said Unit i.e. flat / shop strictly for the purpose for which it is allotted, i.e. for residential / commercial use only, and no change of use shall be permitted. You shall use the parking space, if any, allotted to them only for purpose of keeping or parking their own vehicle, and not for any other purpose.

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43. During the course of construction if you are desirous of visiting the site of the 'Alliaance The View' project, you shall obtain a written permission from the Builders and during such visits to the site, in case if there is any accident, mishap or casualty, then the Builders shall not be responsible or liable in any manner whatsoever.

44. All Schedules annexed to this Letter form an integral part of the contents therein.

45. Any disputes related to the allotment / reservation of the Said Unit under this Letter shall be subject to Navi Mumbai Jurisdiction only, and subject to RERA, shall be referred for Arbitration through a single Arbitrator, appointed as per the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time. The Arbitration shall be conducted in English at Navi Mumbai, as per the Laws applicable at Navi Mumbai, Maharashtra. The decision of the Arbitrator shall be final and the costs of the Arbitration shall form a part of the Arbitration Award.

46. This Allotment Letter shall be construed and enforced in accordance with the laws of India, and the Courts of Law / Tribunal having jurisdiction over Ghansoli, Navi Mumbai, shall have exclusive jurisdiction in respect of this Allotment Letter.

By virtue of your having signed this Reservation / Allotment letter, it shall be deemed that you have read and understood the content of this Allotment letter and have accepted the same.

Yours faithfully,

For M/s. Alliaance Realty

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(Partner)

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CONFIRMATION AND ACKNOWLEDGEMENT

I / We have read and understood the contents of this Allotrnent Letter and the Schedules thereto.

I/ We hereby agree and accept the terms and conditions as stipulated in this Allotment Letter and hereby confirm the Allotment / Reservation Letter for Flat / Shop No. ___, on the ___ Floor of in the Building 'Alliaance The View', being constructed at Plot Nos. 33, 34 And 35, Sector 09, Ghansoli, Navi Mumbai – 400 701.

_____

Date: Mrs.

Place: _____

Mr.

Allottees

Witnesses:

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SCHEDULE 'A' – PAYMENT SCHEDULE

S. NO	SCHEDULE OF PAYMENT	% AMOUNT
1	As Earnest Money at the Time of Booking	10%
2	At the Time of execution of Agreement for Sale	20%
3	On completion of the Plinth	15%
4	On completion of 2nd Floor Slab	3.0%
5	On completion of 4th Floor Slab	3.0%
6	On completion of 6th Floor Slab	2.0%
7	On completion of 8th Floor Slab	1.0%
8	On completion of 10th Floor Slab	1.0%
9	On completion of 12th Floor Slab	1.0%
10	On completion of 14th Floor Slab	1.0%
11	On completion of 16th Floor Slab	1.0%
12	On completion of 18th Floor Slab	1.0%
13	On completion of 20th Floor Slab	1.0%
14	On completion of 22nd Floor Slab	1.0%
15	On completion of 24th Floor Slab	1.0%
16	On completion of 26th Floor Slab	1.0%

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S. NO	SCHEDULE OF PAYMENT	% AMOUNT
17	On completion of 28th Floor Slab	1.0%
18	On completion of 30th Floor Slab	1.0%
19	On completion of 32nd Floor Slab	1.0%
20	On completion of 34th Floor Slab	1.0%
21	On completion of 36th Floor Slab	1.0%
22	On completion of 38th Floor Slab	1.0%
23	On completion of Roof Slab	1.0%
24	On completion of Walls up to 20th Floor	2.5%
25	On completion of Walls up to Top Floor	2.5%
26	On completion of Internal Plastering, Gypsum and Waterproofing up to 20th Floor	2.5%
27	On completion of Internal Plastering, Gypsum and Waterproofing up to Top Floor	2.5%
28	On completion of Internal Flooring up to the 20th Floor	2.5%
29	On completion of Internal Flooring up to the Top Floor	2.5%
30	On completion of Staircases and Lift Wells up to Said Unit	2.5%
31	On completion of Internal Plumbing, Electricals and Doors	2.5%
32	External Plaster / Texture and Waterproofing	2.5%

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S. NO	SCHEDULE OF PAYMENT	% AMOUNT
33	On completion of Lifts, Electrical Fittings and Water Pumps	2.5%
34	At the Time of Handing over Possession of Said Unit or on Receipt of Occupation Certificate, whichever is earlier	5.0%
	Total	100%

Notes: 1) Goods and Service Tax (GST), as applicable, shall be payable along with the payment due as per the above Schedule. GST shall be paid through separate cheques, and no TDS shall be deductible on the GST amounts.

2) Stages 24 to 31 are not sequential and payment shall become due as and when each individual stage is completed, as certified by the Project Architects.

3) If the Agreement for Sale is executed after any of the stages of construction, as mentioned above, are completed, then all the instalments of the consideration amount due till that stage of construction shall be payable immediately.

4) The consideration amount shall be deposited by the Purchasers in the RERA Designated Collection Bank Account No. [•], with [•] Bank, [•] Branch having IFS Code [•] situated at Navi Mumbai. In addition to the above Bank Account, the Builders have opened in the same Bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account Nos. [•] and [•] respectively. The GST amount shall be deposited by the Purchasers in Bank Account No. [•] with the same Bank. The Builders shall be entitled to change these Bank Accounts, and shall intimate the same to the Purchasers in their Demand Letters issued after such change.

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SCHEDULE 'B'

Layout Plan for The Said Unit and Parking Spaces

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SCHEDULE 'C'

List of Common Facilities to be Provided in Alliaance The View

STRUCTURAL FEATURES:

a) Earthquake resistance RCC Frame structure

b) Two coats external plaster with good quality sand or roofit mix

c) Decorative compound wall and building entrance gate

d) Premium quality pure acrylic external paint of building

GENERAL FEATURES:

a) Ample sheltered parking space at the Ground to the Fifth floor

b) Decorative entrance lobby with air conditioned lounge

c) Branded high speed elevators

d) Power back up facility for lifts, water pump & lighting for common areas

e) Security: CCTV camera surveillance and Camera at entry gate, Intercom

SPECIAL FEATURES AND COMMON FACILITIES:

a) Gymnasium / Yoga-Meditation Room

b) Children play area, Jogging track and Podium Garden

c) Swimming Pool

d) Multipurpose Outdoor Games Turf

e) Drivers' Room

f) Indoor Games Centre / Creche

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SCHEDULE 'D'

List of Fixtures, Fittings, Specifications and Amenities to be provided in the Said Unit

1. Flooring: Vitrified flooring in all Rooms
2. Kitchen: Granite / Artificial Marble Kitchen platform, Stainless Steel Sink and Provision for Exhaust Fan and Water Purifier
3. Wall and Paints: Gypsum Finished Internal Walls with Premium Plastic Paints
4. Security: Video door phone security system for each Flat, Intercom
5. Doors and Windows: Attractive Main Door with Elegant Big Handles and Locks, Powder Coated / Anodized Aluminium Sliding Windows with Tinted Glass, Mosquito Net Protection in all Windows, Granite / Marble Window Sill
6. Electricals: Branded concealed copper wiring with Isolator / MCB. TV, Telephone and Internet connection in all Rooms, Air Conditioner Points in Hall and Bedrooms
7. Toilets: Designer Bathrooms with branded Sanitary Ware, Concealed Plumbing with premium CP fittings, Geyser connection to all Bathrooms, Counter Wash Basin, Mixture in Master Toilet.

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