

Persipina Developers Private Limited

CIN:- U45200MH2007PTC172099

Date: 16th April, 2025

To,

Mr/Mrs./Ms.

R/o

(Address)

Telephone/Mobile number

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment residential Flat in the project and building known as “**ARCADIA**” having MahaRERA Registration No _____ to be constructed on the portion/part bearing ITP Plot No. RZ-05, Gut No. 6/1 of Village-Panshil (Taluka Khalapur) and 44/1 of Village-Talegaon (Taluka Khalapur), District Raigad Pin code 410222.

1. Allotment of the said Flat:

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 Flat bearing No. _____ admeasuring RERA Carpet area _____ sq. mtrs equivalent to _____ sq.ft. situated on _____ floor in the project and Building known as “**ARCADIA**”, having MahaRERA Registration No. _____, (hereinafter referred to as “the said Flat”), being developed on portion/part bearing ITP Plot No. RZ-05, Gut No. 6/1 of Village- Panshil (Taluka Khalapur) and 44/1 of Village-Talegaon (Taluka Khalapur), District Raigad Pin code 410222 admeasuring _____ sq. mtrs. for a total consideration of Rs. _____/- (Rupees _____ only) exclusive of GST, other charges, stamp duty and registration charges **along with car parking**

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space(s). The exact location and identification of such car parking space(s) in the basement/ podium/ mechanized will be finalised by the Developer upon the completion of the said Project Land. There is a balcony carpet area admeasuring ____ sq. meters i.e. equivalent to ____ square feet and utility carpet area admeasuring ____sq. meters i.e. equivalent to ____ square feet (other Areas).

2. Allotment of covered parking space(s):

Further I/ we have the pleasure to inform you that you have been allotted along with the said Flat, car parking space at _____ level car parking space/s bearing No. ____ admeasuring ____ sq. ft. having ____ ft. length x ____ ft. breath x ____ ft. vertical clearance 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) (this amount is less than or equal to 10% of the cost of the said Flat) towards the total consideration value of the said Flat as booking amount /advance payment on through local cheque/PO/DD/RTGS/NEFT drawn in favour of "Persipina Developers Private Limited _____".

The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS Code _____ situated at _____. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. _____ and _____ respectively.

B. You shall deduct and deposit the TDS deducted as per applicable provisions and provide the TDS Certificates in respect thereof within the prescribed period to the Developer.

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OR

3. Receipt of part consideration:

A. You have requested us to consider payment of the booking amount / advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you and amount of Rs. _____/- (Rupees _____ only) being _____% (this amount is less than or equal to 10% of the cost of the said Flat) of the total consideration value of the said Flat as booking amount / advance payment on _____, through _____ mode of payment. The balance _____% of the booking amount / advance payment shall be paid by you in the following manner.

- i. Rs. _____/- (Rupees _____ only) on or before _____.
- ii. Rs. _____/- (Rupees _____ only) on or before _____.
- iii. Rs. _____/- (Rupees _____ only) on or before _____.
- iv. Rs. _____/- (Rupees _____ only) on or before _____.

Note: The total amount accepted under this clause shall not be more than 10% of the cost of the said Flat.

B. If you fail to make the balance _____% of the booking amount / advance payment within the time period stipulated above then in that event you are liable to pay interest on demand at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent. Further inspite of non-payment of instalment stages of receipt of part Agreement Value by you then in that event further action as stated in Clause 12 hereunder written shall be taken by us as against you.

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C. The above payment received by me/us have been deposited in RERA Designated Collection Bank Account, _____ Bank, _____ Branch having IFS Code _____ situated at _____. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. _____ and _____ respectively.

D. You shall deduct and deposit the TDS deducted as per applicable (presently 1 %) provisions and provide us the Form 26QB, challan copy and TDS Certificates in respect thereof within the prescribed period to the Developer.

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 **proposed** 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:

We hereby have informed the Allottee/s that the Indenture of Mortgage dated 24th January, 2025 executed by Persipina Developers Private Limited (Borrower) in favour of Beacon Trusteeship Limited (Security Trustee), by vide documents bearing Serial No 585/ 2025 at Panvel 1, acting as security trustee for benefit and behalf of ICICI Bank Limited and Aditya Birla Finance Limited (collectively Lenders, including their transferees, novates, successors and assigns) in relation to creation of mortgage on the Larger Land, as identified therein, availed by Borrower from Lenders, subject to terms and

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conditions. Therefore, entire movable Fixed and Current assets of project (Present and Future) in the said Project stand hypothecated / charged to Beacon Trusteeship Limited (Security Trustee).

All further payments shall be made in the Escrow Account as per the details provided by the Developer in the Demand Letter. The Developer may change the details of the Account at any time and shall inform the Purchaser of any such change in writing.

The Developer is free to mortgage the said Project Land either separately and / or as part of the Entire Larger Land which includes said Project Land, against loan / funding of any type and from whomsoever and that the Purchaser will not have nor raise any objection in respect thereof.

6. Further payments:

Further payments towards the consideration of the said Flat 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.

The Total Agreement Value is escalation-free subject to Clause 1, save and except increases and introductions, which the Allottee(s) agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other introduction/increase in charges which may be levied or imposed or increased by the competent authority from time to time, till the date of completion of said Building. The Developer undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, property tax, electricity water connection charges, infrastructure charges/costs, newly introduced charges, cost/charges imposed by the competent authorities, the Developer shall enclose the said notification/order/rules/regulations to that effect along with the demand letter being issued to the Allottee(s), which shall only be applicable on subsequent payments.

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7. Possession:

The said Flat shall be handed over to you on or before _____ subject to the payment of the consideration amount of the said Flat 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.

The Allottee agrees and understands that the timely Payment of the entire Agreement Value including the other charges shall be the essence and you will pay the said agreement value as per the schedule of payment as stated in "Annexure B" mentioned herein under. It is clarified that payment of such interest will be without prejudice to the other rights and remedies available to the Developer including to cancel this allotment in terms and condition of this Allotment Letter.

Please note that interest on GST or any other government charges will be applicable as per the rate prescribed by the Government / respective authorities. You will be liable to pay interest at the above applicable rate for GST / government charges.

9. Cancellation of allotment:

- (i) In the event that the Allottee(s) decides to cancel the booking, following terms shall apply:

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;	Entire amount paid by Allottee(s) will be refunded after deducting therefrom the

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		Taxes and the charges incurred by the Company
2.	within 16 to 30 days from issuance of the allotment letter;	Entire amount paid by the Allottee(s) will be refunded through credit voucher*;
3.	On/After signing of Agreement for Sale by Allottee;	Cancellation is not permitted (except for reasons as stated in the Agreement for Sell); Refund, if any, shall be as per the terms of the Agreement for Sale;

*Subject to the terms and conditions thereto.

In the event of cancellation, the Allottee shall cease to have any right, title, interest and/or claims of any nature whatsoever in said Falt and we shall be entitled to deal with the same in the manner as it deems fit and proper.

On cancellation of the Allotment Letter, all the taxes included in the agreement value and brokerage charges shall not be refunded to the Allottee by the Developer.

The Provision relating to the cancellation charges payable by the Allottee/s as per this clause are subject to the terms and condition contained in the proposed Agreement for sale.

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

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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 uploaded on RERA website for your ready reference. 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 30 days from the date of issuance of this letter or within such period as may be communicated to you. * The said period of 30 days can be further extended on our mutual understanding.

** In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the Developer shall serve upon the allottee a notice calling upon the allottee to pay the subsequent stage installment within 15 (fifteen) days which if not complied, the Developer shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the Developer shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in Clause 9. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.*

- 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 30 days 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

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not exceeding 2% of the cost of the said Flat and the balance amount if any due and payable shall be refunded through credit voucher without interest to the Allottee.

In the event that you fail to execute the agreement within the stipulated timeframe, the Developer shall retain the right to raise subsequent demands in accordance with the construction schedule, and you shall remain liable to make payment towards the same along with all applicable interest, any penalty due to above delay will be borne by you.

13. NRI/NON-RESIDENT/FOREIGN NATIONAL OF INDIAN ORIGIN /FOREIGN COMPANIES/RESIDENT INDIAN REQUESTING TO POSPONE THE REGISTRATION FOR A PERIOD OF 2 MONTHS

The Allottee agrees that in case the Allottee is an NRI or non-resident/foreign national of Indian origin/ Foreign nationals/ foreign companies/, then in that event the Allottee shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act (FEMA), Reserve Bank of India (RBI) Act and Rules/Guidelines made/issued thereunder and all other applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India.

In case of Allottee is an NRI or non-resident/foreign national of Indian origin/Foreign nationals/foreign companies/resident Indian requesting to postpone the registration of Agreement for Sale for a period of 2 months and make payment of 10% of the part Agreement Value as mentioned under this allotment letter but is unable to come forward for registration of the Agreement for Sale before the sub-registrar of assurances for a period of 2 months from the date of the allotment letter, but is willing to make further payment as per Annexure B, to the Developer then in that event such allottee is permitted to make the further payments to the Developer as mentioned in **Annexure "B"**. Upon the expiry of 2 months if such allottee fails to come forward for registration of the Agreement for Sale then in that event the

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Developer shall cancel the allotment letter and forfeit agreement value not exceeding 2% of the cost of the said Flat and balance Agreement Value if any due and payable shall be refunded without interest after the expiry of 2 months.

14. No Sub-letting

The Purchaser shall not let, sub-let, transfer, assign, sell, lease, give on leave and license or part with the interest or benefit factor of this Agreement or part with the possession of the said Flat or any part thereof or dispose of or alienate otherwise howsoever, the said Flat or any part thereof and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, the agreement value and all other amounts payable by the Allottee to the Developer under this Agreement, are fully and finally paid together with the applicable interest thereon (if any). After complying with the above terms if the Purchaser is desirous of transferring the said Flat or any part thereof and/or its rights under this Agreement, then the Purchaser shall be entitled to effectuate such transfer only with the prior written permission of the Developer and the Purchaser shall comply to then prevailing name change and transfer policy of the Developer, submitting documentary proof, payment of monies due and payable by the Purchaser under this Allotment Letter /Agreement for Sale.

15. Disbursal from Banks/Financial Institution

In the event the Allottee/s obtains a loan from any bank or Financial institution for payment of the Agreement Value (or part thereof) in respect of the said Flat, any delay or default by such Bank or Financial institution for any reason whatsoever in disbursal of such amounts as and when due shall constitute a breach of the terms of Allotment Letter/Agreement. The Allottee shall solely be responsible and liable to ensure that the payment of the Agreement Value as and when due is made by the Bank without any objection or demur.

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16. 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 Flat thereafter, shall be covered by the terms and conditions of the said registered document.

It is mutually agreed that this Allotment Letter supersedes previous writing/s and document/s, if any, exchanged / executed between us in respect of this Transaction. Once Agreement for Sale is executed then agreement for sale shall supersede this Allotment Letter and any other previous writings.

17. Notices:

All Notices to be served upon the Allottee as contemplated in this Allotment Letter shall be deemed to have been duly served if sent to the Allottee under Certificate of Posting or through a Courier to the address or by email address given hereinabove.

18. Headings:

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

Signature

Name

(Developer(s)/Authorized Signatory)

(Email Id.)

Date:

Place:

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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.

Signature-----

Name-----

(Allottee/s)

Date:

Place:

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Annexure – A

Proposed Stage wise time Schedule of completion of the said Project Land subject to the approval from the authority.

Sr. No.	Stages	Proposed Date of Completion subject to approval from the authority
1.	Excavation	
2.	Basements (if any)	
3.	Podiums (if any)	
4.	Plinth	
5.	_____ (if any)	
6.	Slabs of super structure	
7.	Internal walls, internal plaster, completion of floorings, doors and windows	
8.	Sanitary electrical and water supply fittings within the said Plot	
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	
10.	External plumbing 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	

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	required to complete project as per specifications in agreement to lease, 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	
17.	Solid waste management & disposal	
18.	Water conservation / rain water harvesting	
19.	Electrical meter room, sub-station, receiving station.	
20.	Others	

Developer (s) /Authorized Signatory

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ANNEXURE “B”

(AGREEMENT VALUE AND PAYMENT SCHEDULE)

1. Agreement Value - Rs. _____/- (Rupees _____ only) (hereinafter referred to as said “Agreement Value”).

Payment Schedule	
Payment Description	Milestone %
Earnest amount	10.00%
On Execution of agreement	5.00%
On start of excavation	10.00%
On completion of Footing	10.00%
On Completion of Plinth	10.00%
On Completion of Podium 1 floor slab	5.00%
On Completion of 4th floor Slab	4.50%
On Completion of 9th floor Slab	4.50%
On Completion of 14th floor Slab	4.50%
On Completion of 19th floor Slab	4.50%
On Completion of 24th floor Slab	4.50%
On Completion of 29th floor Slab	4.50%
On Completion of 34th floor Slab	4.50%
On Completion of Terrace Floor Slab	4.50%
On Completion of OHT & LMR	4.50%
On Completion Blockwork and apartment Flooring	4.50%
On Receipt of Occupation Certificate	5.00%
Total	100.00%

2. The Allottee has paid on execution of this Allotment Letter, a sum of Rs. _____/- (Rupees _____ Only) as Token Amount/Earnest Money/Advance Payment/Application Fee and hereby agrees to pay to the Developer the balance Agreement Value of Rs. _____/- (Rupees _____ Only) in manner mentioned above.

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DATED THIS ____ DAY OF _____ 20__

**PERSIPINA DEVELOPERS PRIVATE
LIMITED**

..... **DEVELOPER**

AND

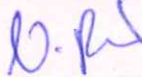
PURCHASER 1:

PURCHASER 2:

Allotment Letter of Flat No. _____

on ____th Floor in building "Arcadia"

For PERSIPINA DEVELOPERS PRIVATE LIMITED



Director / Authorised Signatory



Corporate Address: Olympia Building, Hiranandani Business Park, Powai, Mumbai - 400076
E-Mail: hsecretarial@rediffmail.com web: www.hiranandanicomunities.com Tel: (91-22) 2570 6441 / 6466 Fax: (91-22) 2570 6455

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