

Ref : SCSPL/AMJ/IBV/BMT-401/21-22/2399

Date: Nov 11, 2021

IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED,

Unit No. 701, 7th Floor, Amfotech Amsons IT Park,
Road No. 8, Padwal Nagar,
Opp. MIDC Vardaan (Old Passport Office),
Wagle Estate, Thane West, Thane - 400604

Contact Details : +9004097838

Ref Allotment of IT/Apartment No./Unit No **401** in **BHAIRAAV MILESTONE**
: now under construction on Plot No. C-15, Wagale Industrial Estate, MIDC, of
Village PanchPakhadi, Taluka Thane, District Thane-400604

Dear Sir / Madam,

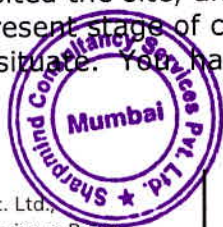
1. We are entitled to develop the captioned lands.

2. We are developing in phases an IT-ITES enabled Commercial Building called **BHAIRAAV MILESTONE (said 'building')** comprising of Basement, Ground Floor and Five upper Floors being registered under the Provisions of RERA, 2016 bearing MahaRERA registration numbers Phase II : **P51700020951** and on the captioned plot and offering for allotment/sale/lease/assignment IT-ITES enabled Apartments/Units in building in tranches on assignment basis to interested persons with the intention that in due course the acquirers of apartments in the building would get registered under a Premises Society, and we would on completion of development of the full Plot, obtain a lease of the plot and the buildings constructed thereon from MIDC in the manner it has agreed to do in the Letter of Allotment / Agreement to Lease executed by it in our favour.

3. You have expressed a desire to acquire IT-ITES Apartment/Unit No. **401** on the 4th Floor of building name **BHAIRAAV MILESTONE** being constructed by us admeasuring **321.63** sq.mtrs. carpet area (as computed for RERA purposes) and **6** Car Parking Space(s) in the Mechanised at or for an agreed price of Rs. **4,24,20,050.00 Rupees: Four Crore Twenty Four Lakh Twenty Thousand Fifty Only.** We have furnished to you a copy of the Deed of Assignment/Deed of Assignment which we would execute in your favour, together with the Annexures thereto, and you have studied and acquainted yourself with the Scheme of development as set out in the said Agreement as also the contents of the various documents annexed to the Agreement. You have also taken inspection of the various documents relating to the said plot and the sanctions and approvals obtained and held by us and also availed of the various disclosures made by us. You have visited the site, and acquainted yourself with the location of the Building and the present stage of construction of the Building in which the said Apartment/Unit is situate. You have also acquainted yourself with the

Registered Office:

1003, Raheja Centre Premises Co-op. Soc. Ltd.,
Plot No. 214, Free Press Journal Marg, Nariman Point,
Mumbai 400 021. | Tel.: 022-2204 7666



Navi Mumbai Corporate Office:

16th Floor, The Corporate Park, Plot No. 14 & 15,
Sector 18, Near Warna Dairy, Vashi,
Navi Mumbai - 400 703. | Tel.: 022-2777 0707

Page 1 of 4



002915

Sharpmind Consultancy Services Private Limited

CIN: U70100MH1995PTC087297

amenities and facilities to be provided by us in the said Building. We have discussed between ourselves and agreed upon the total price and also the instalments in which the same are payable (which is also set out in Clause 9 below), as also the other amounts liable to be paid by you to us.

4. The above consideration amounts are net amounts, exclusive of any and all levies payable to any authority, including in the nature of GST as also stamp duty and registration charges, as also deposits and other charges payable, the particulars of which are separately furnished to you.

5. You have today paid to us a sum of **Rs. 9,00,000.00/ (Rupees: Nine Lakh only)** as and towards reservation amount.

6. You shall be liable to and shall pay the stamp duty and register the Agreement within 21 days from the date hereof, and also pay the registration charges payable in that behalf. In the event of your falling to do so, the reservation herein shall lapse, and we shall be entitled to forfeit the sum of **Rs. 9,00,000.00** paid by you to us as above, and the reservation herein in your favour (and any obligation on our part to not offer for sale or sell the above Apartment and/or Car Parking Space to any other person) shall automatically lapse and come to an end. We shall then be at liberty and entitled to offer and /or sell the above Apartment and Car Parking Space (s) to any person of our choice.

7. Timeline for payment as fixed herein shall be essence of the contract and any delay in payment beyond the schedule date shall, without prejudice inter alia to our sole right to terminate the allotment letter, attract interest at such rate as may be prescribed under the Rules of MahaRERA (Maharashtra Real Estate Regulation Authority) on all delayed payment of monies becoming due hereunder for the delayed period on the delayed period on the delayed amount.

8. The further instalments of price shall be liable to paid by you as under (time being of the essence), viz.

Sr No	Event	Amount	Amount Outstanding
1	On Booking	9,00,000	0
2	1 st Instalment	15,00,000	15,00,000
3	2 nd Instalment	10,00,000	10,00,000
4	3 rd Instalment	16,90,406	16,90,406
4	5 th Instalment	3,73,29,644	3,73,29,644
Total		4,24,20,050	4,15,20,050

9. The Project has completed the construction of the said building upto the second floor level and obtaining part occupancy certificate thereof from MIDC vide letter no.MIDC/IFMS/THANE I/ SUBDNTHANEPAlII/2021/E26777 dated 29.10.2021.



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Sharpmind Consultancy Services

Private Limited

CIN: U70100MH1995PTC087297

9. The Project has completed the construction of the said building upto the second floor level and obtaining part occupancy certificate thereof from MIDC vide letter no.MIDC/IFMS/THANE I/ SUBDNTHANEPAlII/2021/E26777 dated 29.10.2021.

10. This is a reservation in your favour of the above Apartment and the Car Parking Space(s) stated above, to be culminated into an Deed of Assignment within the period aforesaid by making payment and stamping, executing and registering the Deed of Assignment, also in the manner aforesaid. We have explained to you, and you have understood that under the provisions of RERA, we are required to execute an Deed of Assignment in your favour if we collect consideration in excess of 10% of the agreed price. We have conveyed our willingness to execute an Deed of Assignment in your favour subject to your paying to us 10% of the consideration which is now payable having regard to the stage of work at site. You have however requested that the above Apartment and Car Parking Space be reserved for you for the above period, to enable you to organize funds and to make the aforesaid payment. We have therefore issued this letter in your favour confirming the reservation of the above Apartment and Car Parking Space in your favour for the period aforesaid, to be confirmed and firmed up into an Deed of Assignment, also in the manner aforesaid. This is accordingly not an Deed of Assignment, and the rights granted under this Agreement are not transferable. Further on execution of the Deed of Assignment, all rights under this writing shall merge in such Agreement, and no rights under this writing will be outstanding or pleaded or set up.

11. **The Stage of Project from First Floor till Fifth floor of the building named "Bhairaav Milestone" is registered as a Phase-II Project under RERA Registration No. P51700020951 and is under construction**

Please sign this letter as a token of your express consent and acceptance of all terms and conditions as stated herein above.

Thank you and assuring you of our best services at all times.

(PAN No. **AABCS3989A**)

For SHARPMIND CONSULTANCY SERVICES PVT. LTD

Authorized Signatory



Signature
MSA

Sharpmind Consultancy Services

Private Limited

CIN: U70100MH1995PTC087297

Mumbai

Date : Nov 11, 2021

I / We confirm that have I/We have been introduced by the Channel Partner/ Broker **Karma Financial & Property Consultancy Services RERA No. A51800004811** for this project and apartment and if I/We wish to withdraw/ cancel the said **BHAIRAAV MILESTONE** (Wing/Tower) apartment/flat/unit/Shop no- **401**, I/ We agree to the terms and condition towards the deduction of the commission/ brokerage paid to the Channel Partner/ Broker .

We confirm having been furnished the information and particulars set out above. We also confirm having been furnished the copy of the proforma Deed of Assignment. We also confirm whatever is recorded above as binding on us. PAN No. **AACCI7893N**.

I/ WE CONFIRM & ACCEPT

**IMPERATIVE BUSINESS VENTURES
PRIVATE LIMITED,**



