

ALLOTMENT LETTER

Customer ID: 521955

Date: 06 Jun 2024

To,
Capt. Amardeep Goswami, Ms. Manju Goswami
402, Clifton, One Hiranandani Park, Ghodbundar Road, Patlipada,
Thane, Maharashtra,
400607, India
Mobile number: - 9136621482
Pan Card No.: AERPG9949R, AMSPG8033H
Aadhar Card No.: 625907793515, 404314451837
Email ID: amardeepgoswami@gmail.com

Sub: Your request for allotment of flat in the project known as Prinia at L&T Realty Elixir Reserve CTS No. 87(Pt.) of village Paspoli at Powai-West Mumbai – 400072 having MahaRERA Registration No. P51800055625.

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted a **3BHK Supreme** flat bearing No. **0402** admeasuring RERA Carpet area **116.250** sq. mtrs. equivalent to **1251.310** sq.ft. situated on **4th Floor** in Tower **T9** in the project known as **Prinia at L&T Realty Elixir Reserve** having MahaRERA Registration No. **P51800055625**, hereinafter referred to as "the said unit", being developed on portion of the land bearing **CTS No. 87(Pt.)** lying and being situated at **Village Paspoli, Powai west, Taluka Kurla Dist. Mumbai Suburban** admeasuring **989.78** sq. mtrs. for a total consideration of **Rs.4,91,05,902 /-** (**Rupees Four Crore Ninety One Lakh Five Thousand Nine Hundred Two Only**) exclusive of GST, stamp duty and registration charges, , statutory taxes, legal charges, cost of formation of the society, conveyance charges, share application money, society maintenance charges, deposit towards water, electric, and other utility and services' connection charges, competent authority transfer charges, club house membership and other miscellaneous charges.

All payments against this allotment shall be made by you by way of an Account Payee Cheque/Demand Draft drawn in favour of "**LNT ER PRINIA**" or transferred to Bank Account having details provided by Promoter.

2. Allotment of covered parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said unit, *(covered car parking space(s) and/or **2 SINGLE** car parking at TBA level basement / podium bearing No(s) TBA admeasuring sq. mtrs. having mtrs. length mtrs. breadth mtrs. vertical clearance on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

LARSEN & TOUBRO LIMITED

L&T Realty, CRM Office, Ground Floor,
A.M. Naik Tower, L&T Campus, Gate No. 3,
Jogeshwari - Vikhroli Link Road (JVLR),
Powai, Mumbai - 400 072, India.

Registered Office:

L&T House, N. M. Marg, Ballard Estate,
Mumbai - 400 001, India.
CIN: L99999MH1946PLC004768

Customer Care:

Tel.: 1800 266 8383, +91 99676 97740
Email: feedback@larsentoubro.com | www.lntrealty.com
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3. Receipt of part consideration:

A. We confirm to have received from you an amount of **Rs. 1,90,476/- (Rupees One Lakh Ninety Thousand Four Hundred and Seventy Six Only)**, being **0.39 %** of the total consideration value of the said unit as booking amount / advance payment on **24 May 2024**, through electronic funds transfer / cheque.

B. If you fail to make the balance **9.61 %** of the booking amount / advance payment within the time period stipulated above further action as stated in Clause 12 hereunder written shall be taken by us as against you.

4. Disclosures of information:

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:

We hereby confirm that the said unit is free from all encumbrances and 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 as well as of the covered car parking space(s) shall be made by you, in the manner and at 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 covered car parking space(s) shall be handed over to you on or before **30th July 2029** subject to the payment of the consideration amount of the said unit as well as 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 of your letter requesting to cancel the said booking.

* The amount deducted shall not exceed the amount as mentioned in the table below

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 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.

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.

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.

* In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the promoter 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 promoter shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in Clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred Table. 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. *In event of cancellation, amount paid by you, after deductions of forfeiture charges, shall be refunded to your Bank Account provided by you and we shall be entitled to dispose of the same as we deem fit and proper, including selling the said flat to any third party.*

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, we shall be entitled to cancel this allotment letter and further I / we shall be entitled to forfeit an amount not exceeding 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 expiry of the notice period.

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 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.

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.

The benefit of this Letter of Intent and matters of and incidental thereto, cannot be directly or remotely transferred or assigned or disposed of by you, without having obtained our prior written consent for the same.

14. Headings:

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


Larsen & Toubro Ltd.

(Authorized Signatory)

Place: Mumbai

Email Id: feedback@larsentoubro.com

Date:

CONFIRMATION & ACKNOWLEDGEMENT

I / We have read and understood the contents of this allotment letter dated 06 Jun 2024 and the Annexure A. We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Applicant Name/s

Signature/s

1. Primary Applicant : Capt. Amardeep Goswami.



2. Joint Applicant 1 : Ms. Manju Goswami.



(Allottee/ s)

Place:

Date:

Annexure – A

Stage wise time schedule of completion of the project

Sr. No.	Stages	@ Date of Completion (Stage wise schedule shall be construed as on or before the date of Completion)
1	Excavation	Jul-25
2	Basements (if any)	Aug-25
3	Podiums (if any)	Oct-25
4	Plinth	Nov-25
5	Stilt (if any)	
6	Slabs of super structure	Apr-27
7	Internal walls, internal plaster, completion of floorings, doors and windows	Dec-27
8	Sanitary electrical and water supply fittings within the said units	Dec-27
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	Dec-27
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	Apr-28
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.	Jun-28
12	Internal roads & footpaths, lighting	Dec-27
13	Water supply	Mar-28
14	Sewerage (chamber, lines, septic tank, STP)	Dec-27
15	Storm water drains	Dec-27
16	Treatment and disposal of sewage and sullage water	Jan-28
17	Solid waste management & disposal	Dec-27
18	Water conservation / rainwater harvesting	Nov-27
19	Electrical meter room, sub-station, receiving station.	Nov-27
20	Others	Jul-29


Promoter (s) / Authorized Signatory

Subject to approval from concerned authority