

Allotment Letter

No.: /717082

Date: 16.07.2024

To,

Applicant Type	1st Applicant
Mr./ Mrs./ Ms.	Shubham Mukherjee
R/o. Address	4th Floor,Kenvue India,Arena space, Opp Majas Depot Off JVLR, Jogeshwari East, Mumbai, India-400060
Contact no.:	919588240679
PAN no.:	DCJPM6934B
Aadhar Card.:	546741887698
Email ID.:	mshubham9694@gmail.com

Subject: Your request for allotment of apartment in the Project known as "Alcove - II (B)" , situate on a portion of the land forming part of Mahindra Alcove , Off Saki Vihar Road, Opposite Saki Vihar Complex (Gate No 1) Chandivali , Andheri East 400072 and within the limits of Brihanmumbai Municipal Corporation, having MahaRERA registration no.: P51800031699.

Reference: Booking Application Form no. dated 12.07.2024 .

Sir/ Madam,

1. **Allotment of the said Apartment**

This has reference to your request referred to at the above subject. In that regard, we have the pleasure to inform you that you have been allotted a **2 BHK Prime** apartment, bearing no. **B-404**, admeasuring RERA Carpet Area **70.29** square metres equivalent to **756.6** square feet, situated on **4** floor in Tower **B**, in the Project known as "Alcove - II (B)" , having MahaRERA Registration no. **P51800031699**, hereinafter referred to as "**the said Apartment**", being developed on a portion of the land forming part of Mahindra Alcove , Off Saki Vihar Road, Opposite Saki Vihar Complex (Gate No 1) Chandivali , Andheri East 400072 and within the limits of Brihanmumbai Municipal Corporation, for Sale Consideration of **Rs.**

18,931,296/- (Rupees One Crore Eighty Nine Lakh Thirty One Thousand Two Hundred Ninety Six Only), exclusive of taxes, stamp duty and registration charges and Additional Outgoings as specified in the Booking Form.

2. **Allotment of covered parking spaces(s):**

Further, we have the pleasure to inform you that you have been allotted along with the said Apartment 1 nos. of covered car parking spaces(s) at **Basement** level basement/ podium admeasuring **13.75** sq.metres equivalent to **148.00** sq.ft on the terms and conditions as shall be enumerated in the Agreement for Sale to be executed between ourselves and yourselves

3. **Receipt of part consideration:**

We confirm to have received from you the amount of **Rs. 993893.00** /- (**Rupees Nine Lakh Ninety Three Thousand Eight Hundred Ninety Three Only**), being **5.00%** of the Sale Consideration of the said Apartment as booking amount/ advance payment in the following manner:

Date	Cheque/ RTGS/ Pay Order	Amount Received (Rs.)
29.06.2024	N181243119829491	306,107.00
27.06.2024	HDFCR52024062770040216	600,000.00
25.06.2024	490938483251	87,786.00
	TOTAL	993,893.00

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 have also been uploaded on the 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 hereto, and
- (iii) The website address of MahaRERA is <https://maharera.mahaonline.gov.in/>

5. **Encumbrances:**

We hereby confirm that the said Apartment is free from all encumbrances, and we hereby further confirm that no encumbrances shall be created on the said Apartment.

6. **Further payments:**

Further payments towards the Sale Consideration of the said Apartment and the Additional Outgoings 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 above referred Booking Form and Agreement for Sale to be entered into between ourselves and yourselves.

7. **Possession:**

The said Apartment along with the garage/ covered car parking spaces/ open parking space will be handed over to you on or before **31.12.2025** subject to the payment of Sale Consideration and the Additional Outgoings 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 will be liable to pay interest at the rate which shall be the State Bank of India Highest Marginal Cost of Lending 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 any interest within 45 days from the date of receipt of your letter requesting to cancel the said booking

Sr. no.	If the letter requesting to cancel the booking is received	Amount to be dedecuted
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 Apartment
3	Within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of the said Apartment
4	After 61 days from issuance of the allotment letter	2% of the cost of the said Apartment

- (iii) 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 will 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 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 of 2 months from the date of issuance of this Letter or within such period as may be communicated to you, 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 with, we will be entitled to forfeit an amount not exceeding 2% of the Sale Consideration and the balance amount if any due and payable will 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 to in Clause 12 ii) above is not refunded within 45 days from the date of expiry of the notice period, you will be entitled to receive the balance amount with interest calculated at the rate which will be the State Bank of India Highest Marginal Cost of Lending Rate plus two percent.

13 Validity of Allotment Letter

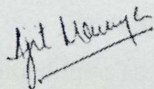
This Allotment Letter will not be construed to limit your rights and interest upon execution and registration of the Agreement for Sale between ourselves and yourselves. Cancellation of allotment of the said Apartment thereafter, will be covered by the terms and conditions of the said registered document

14 Headings

Headings are inserted for convenience only and shall not affect the construction of the various clauses of this Allotment Letter.

Regards,

Mahindra Lifespace Developers Ltd.



(Authorised Signatory)
Name: Ajit Maurya
(Email ID. customercare@mahindralifespaces.in)

Annexure A
Stage wise time schedule of completion of the Project

Sr. No.	Stage	Date of Completion (Tentative)
1	Excavation	Completed
2	Basements (P1)	Completed
3	Podiums (P2)	Completed
4	Plinth (Ground Floor)	Completed
5	Stilt (1st Floor)	Completed
6	Slabs of super structure (Terrace)	30.06.2024
7	Internal walls, internal plaster, completion of floorings, doors and windows	30.10.2025
8	Sanitary, electrical and water supply fittings within the said Apartment	31.12.2025
9	Staircase, lift wells and lobbies at each floor, level overhead and underground water tanks	31.12.2025
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	31.12.2025
11	Installation of lifts, water pumps, fire-fighting 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 the Project as per specifications in the Agreement for Sale, any other activities	31.12.2025
12	Internal roads and footpaths, lighting	31.12.2025
13	Water supply	31.12.2025
14	Sewerage (chamber, lines, septic tank, STP)	31.12.2025
15	Storm water drains	31.12.2025
16	Treatment and disposal of sewage and sullage water	31.12.2025
17	Solid waste management and disposal	31.12.2025
18	Water conservation/ rainwater harvesting	31.12.2025
19	Electrical meter room, sub-station, receiving station	31.12.2025
20	Others	31.12.2025

Apil Kaur

alcove

By Mahindra LIFESPACES

Tower	B	Floor	4	UNIT NO.	4	B-104
No. of car parks	1	Type of Car park	Covered	Typology	2 BHK Prime	
Category of parking	Basement	Parking size (Sq M.)	2.5 X 5.5		Date :	23-06-24
Area Statement				Residence Type	RERA Carpet Area	Utility Area
				Sq.ft.	756.6	21.53
				Sq.M	70.29	2.00
						Total carpet area
						778.13
						72.29

Quotation Date (DD/MM/YY)	29-06-24
Final Agreement Value (A)	18,931,296
GST On Agreement value { 5% } (B)	9,46,565
Stamp Duty plus Registration charges (Excluding Scanning & Consultants Charges) (C)	1,165,878
On possession Other Charges (D)	121,392
GST On Other Charges { 18% } (E)	21,743
Total Cost of Apartment (A + B + C + D + E)	2,11,46,873

On possession Other Charges (Tentative)		600
Share Money		90,792
Months Advance Maintenance Charges Excluding Property Tax		25,000
Gas & Water Charges		5,000
Society Formation Charges		1,21,392
Total other charges		21,743
GST On Other Charges { 18% }		1,43,135
Total Other Charges at possession including GST		121,468
*TDS to be directly paid to the government (1% of D)		1214

PAYMENT SCHEDULE (A)	Agreement Value	GST	*TDS to be directly paid to the government (1% of A)	TOTAL PAYMENT LESS TDS (A+B-TDS)
On Booking	9,46,565	47,328	0	9,93,893
Stamp duty and registration (within 45 days from booking)			0	11,65,878
Within 60 days of Booking	141,99,472	7,09,924	1,51,450	147,56,945
On Application of OC	18,93,130	94,656	18,931	19,68,855
On Date of Offer of Possession	18,93,130	94,656	18,931	19,68,855
Total	1,89,31,296	9,46,565	1,89,313	2,08,54,426

* Payment of each installment and other charges shall be as per the payment schedule provided herein, time being of essence. All overdue payments shall attract interest as per applicable law from the due date till the date of receipt of amounts or realization of the cheque by the Promoter, whichever is later. Interest payable by the Applicant/s would also attract GST at applicable rate.

* Payment received will be first adjusted towards interest on taxes, charges, levies etc. due and payable on previous instalments, thereafter towards taxes, charges, levies etc. due and payable on previous instalments, thereafter towards the interest levied on the previous pending instalment (if any), thereafter the pending instalment.

* Third party payments shall not be accepted.

* The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Promoter, as per section 194IA of the Income Tax Act, 1961. The Applicant(s) shall submit the original TDS certificate/ Form 16B within the prescribed timelines mentioned in the Income Tax Act 1961, failing which, the Applicant/s shall be liable to pay to the Promoter interest as per applicable law.

* The maintenance charges, stamp duty and registration charges and any other charges and outgoings are provisional and based on estimates. If there is any increase due to actual cost incurred or demand by statutory authorities and/ or otherwise, such shortfall shall be paid by the Applicant/s.

* Scanning & Charges of the Consultant for registration of the Agreement for Sale shall be borne by the Applicant/s and shall be extra.

* Property tax as applicable will be payable by the Applicant/s.

* As per the extant regulations the GST is been charged on Sale Consideration and other charges wherever applicable.

* Taxes and Govt duties / levies / cesses are non-refundable.

***Payment to be made by way of DD/ Local Cheque in favour of : Mahindra Lifespace Developers Limited.**

* The above Purchase Price has been arrived after accounting for all prevailing promotions, offers & discount schemes as applicable on the quotation date.

* 1 square meter = 10.764 sq. ft.

* All figures are rounded to the nearest decimal.

* At the time booking please carry the following:

- 1) Passport size Photograph and Original and Photocopy of Aadhar and Pan Card
- 2) For proof of address, bring the original and photocopy of any of the options including Passport, Ration Card, Driver's License, Voter Id or Electricity Bill
- 3) For NRI clients, it is mandatory to get the original and photocopy of either Proof of Indian Origin or OCI

* This is not an offer or an invitation to offer for sale of flats/units in this project. Valid for 24 Hours.

First / Sole Applicant:	Second Applicant:	Third Applicant:
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STATE BANK OF INDIA

Branch _____

Branch Code _____

CIF No.1

CIF No.2

CIF No.3

Existing SBI A/C No.

PMAY	YES/NO	LOS Reference No.:
Applicant Name : <i>Shubham</i>		
Co-Applicant Name :		
Co-Applicant Name :		
Contract (Resi.) Mobile :		
Loan Amount : <i>1,80,00,000/-</i>		Tenure :
Interest Rate :		EMI :
Loan Type :		SBI LIFE : YES / NO
Home Loan Type _____		
Moratorium _____		
Property Location :		
Property Cost :		
Name of Developer / Vendor :		
SBI BUILDER TIE UP : Y/N		
OPAS NO.:-		
Name of Branch Manager / BST/HLST/SSL/HLC		
Name of Dealing Officer at Branch Along with Mob No.:		

	DATE		DATE
SEARCH - 1	<i>24 Naik</i>	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<i>Vashikala</i>	SITE INSPECTION	
VALUATION - 2			