TWO TAURUS REALTY LLP

414, Mahinder Chambers Premises C S Ltd, W.T.Patil Marg, Opp.Dukes Factory,
Chembur, Mumbai-400071.

LETTER OF ALLOTMENT

Date:_____

To,
Mr/Mrs/Ms_____,
R/o_____,
(Address)
Telephone/ Mobile Number _____,
Pan Card No.:_____,
Aadhar Card No.: _____,
Email Id.: _____.

Sir / Madam,

Re: Allotment of flat bearing No. _____ admeasuring _____ square feet (RERA carpet area), in the Project known as "INSIGNIA", having MahaRERA Registration No. _____.

Sir / Ma'am,

1. **Allotment of the said Flat:**

This has reference to the above subject. In that regard, we have the pleasure to inform you that at your request, we have agreed to allot to you, a _____ BHK flat, bearing No. _____, admeasuring _____ square metres (RERA carpet area), equivalent to _____ square feet (RERA carpet area), situated on the _____ floor in the _____ Wing, in the project known as "**INSIGNIA**", having MahaRERA Registration No. _____ (hereinafter referred to as the "**said Flat**), being developed on all that piece and parcel of land bearing Plot No.299/A of S.S. No.III of Chembur, C.T.S. No.1605, admeasuring 592 sq. yards, equivalent to 515.8 sq. mtrs. or thereabouts of Village and Taluka Chembur, Mumbai Suburban District ("**said Property**"), for the total consideration of Rs._____/- (Rupees _____ Only) ("**Sale Price**"), exclusive of GST, stamp duty and registration charges, and all other costs, charges, expenses, taxes, etc.

2. **Allotment of garage / covered parking spaces:**

Further, we have the pleasure to inform you that we have agreed to allot to you, a car parking space in the ____ bearing No. _____ ("**Car Parkings**"), without consideration.

3. **Receipt of part consideration:**

We have received from you, an amount of Rs._____/- (Rupees _____ Only), being ____% of the Sale Price, on _____, through _____.

4. **Disclosures of information:**

We have made available to you, the following information, namely:

(a) 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 the MahaRERA website;

(b) The following approvals have been granted in respect of the development of the said Property:

(i) SRA issued its LOI dated 18th April 2023 bearing No. MW/PVT/0038/20230109/LOI for the redevelopment of the said Property;

(ii) SRA issued Intimation of Approval ("**IOA**") bearing No. MW/PVT/0038/20230109/AP/C dated 21st April 2023. SRA has issued a Commencement Certificate ("**CC**") bearing No. MW/PVT/0038/20230109/AP/C dated 10th July 2023.

(c) The website address of MahaRERA is https://maharera.mahaonline.gov.in.

5. **Encumbrances:**

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

OR

We have created the following encumbrances / encumbrances with caveats as enumerated hereunder, on the said Flat:

6. **Further payments:**

You confirm to pay, Rs._____/- (Rupees _____ Only), being the balance Sale Price, in the manner and at the times set out in the schedule annexed hereto and marked as **Annexure "2"**.

7. **Possession:**

Subject to you not being in default of any of the terms and conditions contained herein and in the agreement for sale to be executed between us, including default in payment of the Sale Price or any part thereof, and you not terminating this Letter of Allotment and the transaction contemplated herein, the possession of the said Flat along with Car Parkings, shall be handed over to you, on or before _____ (**"Possession Date"**).

8. **Interest payment:**

In case of delay in making any payments by you to us, 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 (2%), on all delayed payments, from the due date till the date of realization thereof.

9. **Cancellation of Allotment:**

(A) In case you desire to cancel the booking, an amount mentioned in the table hereunder, shall be deducted, and the balance amount due and payable shall be refunded to you without interest, within forty five (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 deducted
1.	within fifteen (15) days from issuance of this of the allotment letter	Nil
2.	within sixteen (16) to thirty (30) days from issuance of the allotment letter	One percent (1%) of the cost of the said Flat
3.	within thirty one (31) days to sixty (60) days from issuance of the allotment letter	One point five percent (1.5%) of the cost of the said Flat
4.	after sixty one (61) days from issuance of the allotment letter	Two percent (2%) of the cost of the said Flat

(B) In the event the amount due and payable referred in Clause ___ hereinabove is not refunded within forty five (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 (2%), from the expiry of forty five dates from the date of receipt of your letter requesting to cancel the said booking, till the date of payment thereof.

10. **Other payments:**

You shall make 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 ____ 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 ____ hereinbelow.

12. **Execution and registration of the agreement for sale:**

(A) You shall execute the agreement for sale and appear for registration of the same, before the concerned Sub-Registrar, on or before_____.

(B) If you fail to execute the agreement for sale and/or appear for registration of the same before the concerned Sub-Registrar, within the time period stipulated in Clause ___ hereinabove, 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 fifteen (15) days from the date of such notice, which if not complied, without prejudice to our other rights and remedies, we shall be entitled to cancel this letter and further we shall be entitled to forfeit 2% of the Sale Price.

13. **Validity of Allotment Letter:**

This allotment letter, shall not be construed to limit your rights, interests and liabilities, upon execution and registration of the agreement for sale between ourselves and yourselves. Cancellation of the said Flat thereafter, shall be covered by the terms and conditions of the registered agreement for sale.

14. **Headings:**

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

For **Two Taurus Realty LLP**

TWO TAURUS REALTY LLP MUMBAI

Promoter/ Authorised Signatory

Email ID:shravan@guardiancastings.com
Date:
Place:Mumbai

CONFIRMATION AND ACKNOWLEDGMENT

We have read and understood the contents of this allotment letter and the Annexure. We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

_____

(Allottee)

Date:

Place:

Annexure "1"

Stage wise time schedule of completion of the Project INSIGNIA building

Sr. No.	Stages	Date Of Completion
1	Excavation	30/11/2023
2	Plinth	30/03/2024
3	Ground / Stilt Floor (R.C.C.)	15/05/2024
4	Super Structure (R.C.C.) Completed	31/05/2025
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	15/10/2025
6	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	15/07/2026
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	30/10/2025
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	30/02/2026
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, 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 Obtain Occupation /Completion Certificate.	31/12/2026

Annexure "2"

Payment Schedule

The Sale Price* shall be paid by the Purchaser/s to the Promoter in the following manner:

Sr. No.	Particulars/Event	Due in %	Amount (Rs.)
1	**On booking**	**10%**	
2	**Within 30 days of booking**	**10%**	
3	**On completion of excavation**	**10%**	
4	**On completion of plinth**	**15%**	
5	**On completion of 3th Floor Slab**	**7.5%**	
6	**On completion of 6th Floor Slab**	**7.5%**	
7	**On completion of 9th Floor Slab**	**7.5%**	
8	**On Completion of Terrace Slab**	**2.5%**	
9	**On Completion of Walls & Plaster / Gypsum of the said Flat**	**10%**	
10	**On Completion of External Plaster & External Plumbing & Installation of Lifts, Pumps, Fire Fighting System / Electrical fittings / Mechanical Requirements**	**10%**	
11	**On Possession / Receipt of Occupation Certificate**	**10%**	
	Total	**100%**	

(*) The Sale Price is exclusive of any sums or amounts including applicable service tax, VAT/ GST and other taxes, cess, levies, fees and other charges of any nature whatsoever, as are or may be applicable on the Sale Price and/or payable hereunder or in respect of the said Flat and all such amounts shall be entirely borne and paid by the Purchaser/s on demand being raised by the Promoter.