(ON THE LETTER HEAD OF PTR)

To, Date:

Allottee

_____

_____ _____

Dear Sir/ Madam,

Ref.: Your request for Reservation of Flat No. _____, admeasuring carpet area _____ Sq. Mtr. on _____floor (the "***Flat***") in the project known as **SHIKHAR** constructed on Final Plot no. 29, Santacruz TPS IV, Junction of Jain Derasar lane (previously known St. Andrew's Road) and Gujar lane, Santacruz (West), Mumbai – 400 054, bearing CTS no.G/231, admeasuring 864.6 square meters, 1034 square yards village : Bandra – G, Taluka Andheri, Mumbai Suburban District (the "***Plot***").

1. We are in receipt of your request to reserve for you Flat No. ____, admeasuring carpet area___Sq. Mtr. on___floor in the project known as "**SHIKHAR**"**, (**the **"*said Flat"*)** against a consideration of Rs._____/- (Rupees in words__only) to be paid as full and final consideration on possession (the "***consideration***").

2. We have provided you the RERA Registration No. P51800020732 and you have informed us that you have perused the requisite documents as available on the RERA Website for our Registration Certificate No P51800020732 and are satisfied with the specifications therein, as well as the draft "Agreement for sale", terms of which have been accepted by you in toto.

3. Now upon your request we are pleased to reserve for you the said Flat, for said consideration and on the terms & conditions as contained in the draft RERA Agreement for sale.

4. You shall obtain the mutually approved draft copy of the "Agreement for sale" from

our office and shall take immediate steps to get the same duly stamped under the Stamp Act and registered under the Registration Act, 1908. We undertake to make ourselves available through authorized representative for purpose of registration at the notice of fifteen (15) days from you. We shall not be liable under any law for any delay, laches and/ or negligence shown by you in presenting the "Agreement for sale" for execution and registration before the competent authority.

5. We shall be entitled at our discretion to terminate this allotment in the event of you committing default in payment on due date of any amount due and payable by you to us under this allotment (including your proportionate share of taxes levied by competent authority and other outgoings) and on you committing breach of any of the terms and conditions herein contained.

6. That upon termination of this reservation, we shall deduct cancellation charges @10% of the booking amount in accordance with the provisions of RERA.

7. We may allow the occupation of the said Flat to you only after receiving the entire amount of consideration, all other receivables and after necessary documentary compliance from your side.

8. You agree to sign all applications, papers and documents and do all such acts, deeds and things as we may require for safeguarding the interest in the said project.

9. In case you require a site visit, prior permission from the undersigned is necessary.

10. In respect of any amount remaining unpaid under this allotment including taxes on consideration, we will have a first lien and charges etc.

11. Nothing in this letter will be deemed as demise of any right, title and interest in the said Flat or the property. This reservation merely entitles you to enter into an "Agreement for Sale" at a future date upon successful payment of agreed consideration as mentioned above.

12. It is also agreed and understood that this allotment letter will stand overridden by executed and registered “Agreement for sale” in respect of said Flat.

For M/S PTR UNIVERSAL

PARTNER

We hereby confirm the terms and conditions of this letter.

NAME OF ALLOTTEE/S SIGNATURE

1) Mr/Mrs_____ 1)

_____

RECEIPT

RECEIVED with thanks of and from the within named Shri/ Smt _____ prospective Allottee a sum of Rs._____/- (Rupees _____- only) through cheque No._____, drawn on_____bank dated _____towards reservation amount.

M/S PTR UNIVERSAL

Authorised Partner

THE RECEIPT IS SUBJECT TO REALIZATION OF CHEQUE