

To,

Date:

ALLOTMENT LETTER

We are pleased to inform you that we have allotted you the Flat /Shop/Premises No. _____ on _____ Floor having RERA carpet area _____sq.mtr. (_____ sq. ft.) in Phase _____ of the Project building known as PUNEET PRIME to be constructed by us on various pieces and parcels of land situated at Village Nehru Nagar, Kurla (East), Mumbai, Taluka Kurla and District Mumbai, Registration Sub-District of Kurla and District Mumbai City, more particularly described in the schedule hereunder (hereinafter referred to as 'said premises').

The total consideration of the said premises as agreed with you is Rs. _____ /- (Rs. _____ Only). Today, we have received from you an amount of Rs. _____/- (Rs. _____ Only) vide Cheque bearing No. _____ dated _____ drawn on _____, as earnest money against the said premises.

We further state that as and when the next installment is due, we will inform you accordingly. The payment of installment on demand is the essence of our contract; in fact that is the foremost condition for offering the said premises to you. Further installments should be paid within seven days from the date of such notice, failing which we shall charge you interest 2% p.a. above the marginal cost of lending rate of the State Bank Of India, on the overdue installments in respect of the said premises subject to our option, to terminate the allotment. If your allotment is cancelled or terminated by us on account of your failure to pay the installment as per schedule or for any reason whatever it may be, in such event we will be entitled to deduct a sum equal to 10% of the total consideration amount as liquidated damages and an amount of Goods Service Tax (GST), Value Added Tax (VAT), Service Tax, cess or any other taxes till then paid by us and further amount of Goods Service Tax (GST), Value Added Tax (VAT), Service Tax, cess or any other taxes which till then become due and payable, though not paid, alongwith accrued interest, fine, penalty etc, if any, thereon, from the amount so to be refunded to

you. We shall also be entitled to deduct an amount of brokerage charges paid by us and also an amount accumulated towards interest payable by you on any default payment as per the terms of this agreement, from the amount to be refunded to you. No interest shall be paid by us to you on such refundable amount.

You will have to execute an Agreement For sale in respect of abovementioned premises within 30 days from the date hereof, for which you are requested to collect the copy of such Agreement For sale from our office, however execution and registration of said Agreement For sale will be done only after we receive 10% of the total consideration amount from you or at any time prior to it if we feel it necessary.

Pending the execution of Agreement, at your option, we have issued this letter, to you and accepted your booking which we normally do upon execution of printed Agreement for Sale.

Immediately, after the execution of regular Agreement for Sale between the parties, this allotment letter shall have no effect and it will be treated as null and void subsequently and the same shall have to be surrendered to us.

All expenses towards all common amenities and municipal taxes shall be borne and paid by you on Pro-rata basis which will be in addition to the consideration amount mentioned hereinabove. The charges for the electric fittings, society registration etc. shall also be borne and paid by you separately.

Any notice by us in writing shall be deemed to have been duly given to you by sending the same by post addressed to you at the address hereunder written and shall be effectual notwithstanding any change of residence and such demand shall be deemed to have been received by you 48 hours after the posting thereof and shall be sufficient to prove that the letter containing the demand was properly addressed and posted.

Write Address of the Allottee

Please confirm the above by signing the duplicate of this letter in token of your acceptance of aforesaid terms and conditions.

Schedule of the property

All that piece or parcel of land or ground of Building situated and lying underneath and appurtenant to Building No. 37 at Survey No. 229 & 267 and City Survey No. 11(part) & 12(part) at Nehru Nagar, Kurla (East), Mumbai – 400 024, Taluka Kurla, District Mumbai in the Registration Sub-District of Kurla and District Mumbai City admeasuring 800.05 sq.mtr. of hereabout.

Yours Truly,

For PUNEET BUILDERS

I/We accept and agree to the terms
and conditions stated hereinabove.

(Partner/ Authorised signatory)

(_____)