Neileshwar Developers

Date:

To,

Dear Sir/Madam.

Ref: Allotment of Wing A – Commercial / Showroom of Ground, mezzanine, first floor and second floor comprising of approx. 10800 sq ft carpet area in our Residential cum commercial Project Named as "SATELLITE HEIGHTS:, BEING Construction on land bearing CTS No.1,S.No.41 (pt.) of village Oshiwara Andheri (West), Mumbai – 400 102.

This is to record under:

1. We are well and sufficiently entitled to develop the above land and propose to develop a residential cum commercial complex known as "SATELLITE HEIGHTS" consisting of multistoried building in accordance with the plans sanctioned by the SRA of wing 'A'('the said building") will consist of ground, mezzanine, and upper two floors with exclusive staircase and lift.

2. This is to confirm that after mutual discussions, inspection of plans you have expressed your intention to acquire from us a above refered commercial premises on ownership basis and you have requested us to allot it in your favour above referred complete wing 'A' in our building "Satellite Heights". After negotiation it was decided to allot the said building specifically entire wing "A" for the total consideration of Rs. 21,00,00,000/- (Twenty One Crores only) payable as per schedule of payments mentioned in Annexure "A" hereto and for allotment of the said building (Wing "A") you have deposited with us a sum of Rs.10,00,000/- by Cheque in Bombay Mercantile Co-operative Bank Ltd.

3. Common amenities proposed to be provided in the said building (Wing "A") therein are listed in Annexure "B".

Office :
Jai Ambe CHS LTD, Wing A, Ground Floor, Anand Nagar,
New Link Road, Oshiwara, Jogeshwari (W), Mumbai-400 102.
E-mail : neileshwar@yahoo.com

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4. You aware of your obligations to pay further and other dues (over and above the agreed consideration) such as deposit and charges including share money for formation of the corporate body/s for the building, deposits for various connections, payable to SRA /MCGM /Reliance Infrastructure Ltd /TATA POWER, CLUB HOUSE, Corpus fund, legal costs, Stamp Duty, registration charges, Development Charges, Taxes, Levies maintenance charges etc.

5. Detailed terms & condition of allotment/sale shall be incorporated in the Agreement for sale / Sale Deed copy whereof shall be banded over to you in due course.

6. The Agreement for sale / Sale Deed will inter alia include conditions/covenants
   (i) Formation of the Corporate Body for the buildings complex,(which may either be a co – operative society or an association under the provisions of The Maharashtra Apartment ownership act 1963)
   (ii) Until formation of such corporate Body, we may arrangements for management of the building/complex and charge Management Fees thereof.
   (iii) Provisions for performance of all Conditions and covenants for acquisition of the said flat.

7. You shall pay stamp duty and registration charges and documents including the Agreement for sale / Sale Deed and proportionately on the Deed of Transfer and register the same.

Please sign this letter in duplicate.

Yours faithfully

For Neileshwar Developers

I accept and confirm:

Partner.

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New Link Road, Oshiwara, Jogeshwari (W), Mumbai-400 102.

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ANNEXURE "B"

COMMON AMENTIES FOR WING "A" AT "SATELLITE HEIGHTS" AT OSHIWARA, ANDHERI (W):

AMENTIES

- CONCEALED COPPER WIRING WITH ADEQUATE ELETRICAL POINTS & DESIGNER SWITCHES.
- MINIATURE CIRCUIT BREAKER SYSTEM FOR ALL ROOMS WITH COMMON ELCB.
- ADEQUATE TELEPHONE SOCKET AND CABLE TV WIRING
- INTERCOM FACILITY & CCTV SECURITY SYSTEM.
- MARBOGRANITE FLOORING
- POP FINISHED WALL WITH LUSTER PAINT AND CORNICE
- DESIGNER CERAMIC TILES UP TO CEILING HEIGHTS IN BATHROOMS & TOILET CONCEALED PLUMBING WITH SUPERIIOR QUALITY SANITARY WARE & FITTINGS.
- ALUMINIUM. ANODIZED GALSS FAÇADE AS PER DESIGN

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