Date:

To,

Dear Madam &Sir,

Sub: Holiday Home/Resort Scheme called "1 Khandala Valley "on the portion of the property admeasuring _____acres bearing Survey No. bearing Survey No. 128 Hissa No. 2 (Part), Survey No. 124, Survey No. 128 Hissa No. 4, Survey No. 128 Hissa No. 5B, Survey No. 129 Hissa No. 1 and Survey No. 130 situated at Village Chavani, Taluka Khalapur, District Raigad (**"the said Property"**)

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1. Thank you for your interest in our Holiday Home / Resort Scheme called " I Khandala Valley" on the portion of the said Property (**"the Project"**). It has been explained to you and understood by you that we have launched the said Project. You are also aware that such plans and specifications have been sanctioned by The Collectors office district Raigad vide its order dated 2/7/14 bearing Sr No. MASHA/L.N. A 1(B)/S/R 265-A 2012.The same has been accepted by you. You are also aware we shall be launching hotels/ resorts or similar structures in addition to holiday homes in our subsequent phases that shall be developed on the said Property.

2. You have expressed your interest in booking _____ in the Project and initiated discussions and negotiations with us in respect of the same.

3. As requested by you, we hereby inform you that we are agreeable to reserve _____admeasuring approximately _____ sq. ft. gross area as per plan attached, (**"the said Premises"**) for allotment in your favour subject to terms and conditions contained herein.

4. Then on refundable premium/total consideration (which is subject to Tax Deduction (if applicable) at Source as may be required under the prevailing law) payable by you to us for the allotment of the said Premises shall be Rs. /- (Rupees only) + all applicable Government Taxes which shall be paid by you to us in the following manner:

   a. A sum of Rs. /- (Rupees Only) + taxes at the time of booking.
   b. A sum of Rs. /- (Rupees Only) + taxes at the time of registration.

c. A sum equivalent to Rs. /- (Rupees Only) +taxes of the total consideration upon completion of plinth;

d. A sum equivalent to Rs. /- (Rupees Only) +taxes of the total consideration upon erection of all the roof slab.

e. A sum equivalent to Rs. /- (Rupees Only) + taxes of the total consideration upon fixing of the wall.

f. A sum equivalent to Rs. /- (Rupees Only) +taxes of the total consideration upon completion of flooring.

g. A sum equivalent to Rs. Rs. /- (Rupees Only) +taxes of the total consideration upon completion of all fit outs.

h. A sum equivalent to Rs. /- (Rupees Only) +taxes of the total consideration upon completion of painting.

i. The balance Rs. /- (Rupees Only) +taxes at the time of handing over of possession of the said Premises to you.

You have agreed that timely payment of each of the aforesaid installments as well as any other charges or expenses payable in respect of the allotment of the said Premises is of essence of such allotment. You have also confirmed to us that an intimation forwarded by us to you that a stage of construction is commenced or completed shall be sufficient proof that a stage of construction is commenced or completed.

5. You have paid an advance of Rs. _____/- (Rupees _____Only) and you have agreed to pay us the balance payment of Rs. _____/- (Rupees _____Only) in accordance with the payment plan as set out in the draft agreement for lease uploaded on the RERA website. In addition to then on refundable premium/total consideration and all taxes and levies mentioned above you shall also be liable to pay us certain additional amounts towards deposits, legal charges, costs of formation of organization/ co-operative society, stamp duty, registration charges, development charges, maintenance charges etc., as will be more specifically mentioned in the Agreement For Lease proposed to be executed between us.

6. It is specifically agreed by and between us that if you delay or commit default in making payment of any of the amounts and/or instalments of any amount payable as aforesaid or otherwise, then the same shall be construed as a breach on your part, in which event, we shall, without prejudice to all other rights that we may have against you either under this allotment, or in law or otherwise, (a) give 1 (one) month notice to you to rectify / remedy such breach and during such notice period, you shall be liable to bear and pay interest as per the applicable laws on the due and payable amount and/or (b) shall be entitled (but not obliged) to terminate this Agreement. Upon such termination, you shall cease to have any right, title, interest, claim, demand, etc. of any nature whatsoever against the said Premises or any part thereof and/or against us and we shall be entitled to deal with and dispose of the said Premises at our sole discretion and as we may deem fit.

It is clarified that the aforesaid non-refundable premium/total consideration is exclusive of payments towards stamp duty, registration fees, expenses for formation of an organization of all the prospective purchasers of various other premises in the Project and other allied charges and expenses and such amounts shall be paid by you as and when you are called upon to pay the same It is clarified that the aforesaid non-refundable premium/total consideration is exclusive of the common club membership and other amenity charges that may be launched/ made available in the subsequent phases on the said Property by us at our sole discretion. The aforesaid list of charges and expenses payable by you is indicative and not exhaustive.

7. It is agreed that all taxes, duties, cess (whether applicable / payable now or become applicable / payable in future) including service tax and value added tax or goods and service tax/GST on all amount payable in respect of the allotment of the said Premises as contemplated herein shall be borne and paid by you alone and we shall never be liable, responsible and/or required to bear and/or pay the same and /or any part thereof.

8. You are aware that due to the development control regulations applicable in the captioned Village Chavani, we are required to complete the allotment of the said Premises by entering a 99 (Ninety-Nine) year lease in your favour or such other structure as the developer feels beneficial in respect of the said Premises and you have agreed to the same and have confirmed not to raise any objection or dispute in respect of the same in any manner whatsoever. You have further confirmed that this is one of material terms and conditions subject to which we have reserved the allotment of the said Premises in your favour as stated herein.

9. You agree that you shall execute and register the Agreement for Lease with respect to the said Premises in the format provided by us to you within _____ days from the date hereof failing which we shall be entitled to cancel the allotment made herein and forfeit the advance paid by you in respect of the said Premises.

10. Please take note that the allotment of the said Premises made hereunder is a provisional allotment and the same is subject to you performing all your obligations including executing and registering the agreement for lease, making timely payment of the instalments of the premium/total consideration and other charges etc.

11. You agree and confirm that you have physically inspected the site whereupon the Project being constructed and you have also inspected all the documents of title and permissions and have satisfied yourself about our rights to develop the said Premises and after the same you have requested us to grant you this letter of provisional allotment of the said Premises and therefore the provisional allotment of the said Premises is being made in your favour.

12. We shall be entitled to amend, vary and modify plans, specifications and layout of the Project in such manner as we shall deem fit and you shall not raise any objection or dispute

in that regard in any manner whatsoever. Further, we have permitted inspection of all title documents to your satisfaction.

13. It is clarified that for a period of one year from the date of registration of the agreement for lease, you shall not be entitled to sell, transfer, assign, mortgage, etc. in favour of any person .After which you shall be entitled to sell, transfer, assign, mortgage, etc. in favour of any person, on obtaining written consent from us provided that you procure from your assignee, an undertaking containing his / her / their name, address and his/ her/its willingness to abide by the terms and conditions of the agreement for lease and provided further that you shall have no right to create any charge or mortgage in respect of the appurtenant space to the said Premises;.

14. It is further clarified that nothing contained in this letter shall be construed to confer upon you any right, title and interest of any kind whatsoever into or upon the said Premises.

15. We shall endeavour to hand over possession of the said Premises to you within a period of 3 (three) years from the date of registration of the agreement for lease. In the event we are not able to hand over possession of the said Premises to you then both you and we may either extend the time for such handing over of possession or both you and we may choose to terminate this allotment and upon such termination, we shall refund all the amounts that may have been paid by you to us within a period of 90 days from such termination, together with an interest in terms of the applicable laws on the date of receipt of payment by us till the date of refund. It is clarified that in case of termination as aforesaid, our liability shall be limited to the refund of all amounts paid by you to us, together with the interest specified thereon, if any.

16. Upon completion of the said Premises being constructed on the said Property, we shall hand over possession of the said Premises to you for your use and enjoyment. It is clarified that we shall be entitled to extension of time to hand over possession of the said Premises if the Project is delayed by any reason of non-availability of labour, steel, cement, water, other building material, water or electric supply etc., or by reason of war, civil commotion, etc., or due to any act of God, any notice, order, rule, regulation, notification or directive of the Government, and/or any local or public or private body or authority and/or any other competent authority or any Court or Tribunal or any quasi-judicial body or authority, due to any difficulty or impossibility arising from any Government Ordinances, legislation or Order by the Government or Local Authority, etc. or due to any of the competent authorities not granting the necessary sanctions / permissions / approvals required for the implementation of the Project, any change in applicable laws adversely affecting the development of the said Project; any force majeure circumstances or conditions or other causes beyond the control of or unforeseen by us and our its agents including strikes or agitation by the workers or labourers or the contractor or suppliers and or any other unforeseen circumstances which may prevent, restrict, interrupt or interfere with or delay the construction of the said Premises and/or the said Project,or any reason beyond our control or beyond the control of our agents, employees, etc.

17. On termination of the allotment contemplated herein, you shall have no right, title, interest, claims or demands of any nature whatsoever either against us or against the said Premises and we shall be entitled to deal with and dispose of the said Premises in any manner as we shall deem fit and proper without any consent /no-objection from you.

18. The addresses for the service of any notice under this understanding/letter of allotment is as under:

To : Woodlands Housing Pvt Ltd,
Address :3, Union Coop Insurance Bldg., 3rd Floor, 23 PM Rd, Fort, Mumbai 400001.

To :
Address :

If a communication is sent by registered post, it shall be deemed to have been served upon the addressee upon completion of seven days from the date of dispatch.

19. The terms and conditions referred to herein and the terms and conditions set out in the draft agreement for lease uploaded on the RERA website shall form an integral part of this allotment and shall be binding on you, your legal heirs and successors/ permitted assigns, draft whereof has been perused and understood by you.

20. The allotment of the said Premises as contemplated herein is subject to all applicable laws, bye-laws, notifications, rules and regulations as shall be prevalent or as may be imposed by the concerned authorities.

21. You are requested to confirm the above by affixing your signatures and seal herein below.

Yours truly,

_____

For Woodlands Housing Pvt. Ltd

I confirm,

_____