Woodlands Housing Pvt. Ltd.

Date:

To,

Dear Sir,

Sub: 1 Khandala Valley Holiday Home/Resort Scheme on the property admeasuring 34 Acres bearing situated at Village Chavani, Taluka Khalapur, District Raigad (**"the said Property"**). RERA No. P52000007162

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1. Thank you for your interest in our Holiday Home / Resort Scheme on 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

2. You have booked _____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 _____sq. ft. for allotment in your favour subject to terms and conditions contained herein.

4. The total consideration payable by you to us for the allotment of the said Plot 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) is already paid by you on _____
   b. A sum of Rs. _____/- (Rupees _____only) is already paid by you on _____
   c. Stamp duty and registration to be paid directly to the government.

You have agreed that timely payment of each of the aforesaid installments as decided by the said date, as well as any other charges or expenses payable in respect of the allotment of the said NA Plot is of essence of such allotment.

5. It is further agreed that you shall make payments due to us immediately on receipt of the demand notice and if payment is not made pursuant thereto, then we shall give you 7 days' notice within which you shall be required to pay the amount demanded with simple interest on outstanding payment @ 15 (fifteen) % per annum and if you fail to do so then we shall have a right to cancel this allotment of the said Plot as contemplated herein.

6. It is clarified that the aforesaid 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. 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 goods and service tax on all amount payable in respect of the allotment of the said NA Plot 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 into an agreement for sale in your favor 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 favor as stated herein.

9. We shall be entitled to amend, vary and modify plans, specifications and layout of the Proposed 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.

10. 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 NA Plot.

11. We shall endeavor to hand over possession of the said Premises to you within a period of 3 (three) years from the date of registration of the definitive Agreement. 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 calculated @ 15 (fifteen) % per annum 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.

12. It is clarified that we shall be entitled to extension of time to hand over possession of the said Premises if the Proposed Project is delayed by any reason of non-availability of labor, steel, cement, water, etc., or by reason of war, civil commotion, etc., or due to any act of God, 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 Proposed Project or any reason beyond our control or beyond the control of our agents, employees, etc.

13. In the event you are desirous of terminating the allotment contained herein due to any reason within a period of one year, we shall refund the aforesaid booking amount without any interest thereon. However, such refund shall be made only after a new purchaser has been found for the said Premises and we receive the agreed consideration in respect of the said Premises from such new purchaser. It is clarified that any profits arising from such allotment of the said Premises in favor of the New Purchaser shall be to our credit.

14. 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.

15. 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, 23 PM Rd, 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.

16. All terms and conditions of this allotment shall be binding on you and you confirm that this allotment letter is based on the commercial understanding arrived at between us. This allotment letter shall be superseded by an Agreement that shall be executed and registered as recorded hereinabove.

17. The allotment of the said NA Plot 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.

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

Yours truly,

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For Woodlands Housing Pvt Ltd