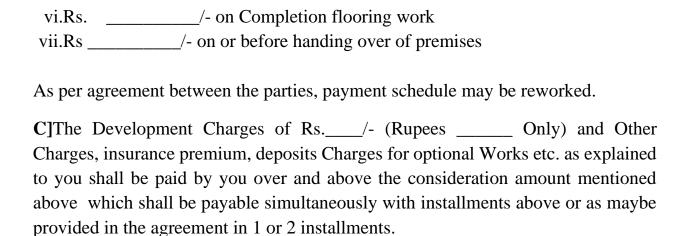
## **ALLOTMENT LETTER**

	Date:		
То,			
PAN:			
Subject: Expression of building ASHAR AR	of Intention to purchase Apartment/Flat No in IZE TOWER		
you an Apartment/Flat No Project Ashar Arize Tower Thane. You have taken in and other documents and a The Flat is provided with	intention to purchase and therefore we are pleased to allot o admeasuring sq.mtrs. carpet area in our r being constructed Old Mumbai- Poona Road, Kalwa spection of plans, plans under revision, typical floor plan after satisfying yourself have approached us for this letter. balcony admeasuring sq.mtrs which will be enclosed		
for a lump s (Rupees us and appearing in Agree Car Parking space (if appl	al use of the Flat purchaser at		
<b>A</b> ] Rs/- paid b	y you so far/ together with this letter.		
<b>B</b> ] Rs/- i.e. ar from date hereof.	mount to make _% of total consideration within 14 days		
Agreement which shall be Rs/- paya	% of total consideration on execution and registration of e completed before and further amount of ble for stamp duty and registration charges plus Central may applicable. You shall make this payment within thereof;		
iii. Rs/-	ompletion of Plinth; be paid in installments on initiation of each slab, as agreed. on Brickwork being completed; on completion of Internal Plaster work; in completion of External plaster;		



The payment in time on due date is essence of contract. Default in payment on due date shall result in termination of agreement. Without prejudice, in the event if you fail to pay the amount due as mentioned in the demand letter on or before the due date, you will be liable to pay interest at the rate as prescribed under Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made thereunder on the balance amount from its due date till the payment.

However, in the event your offer is rejected or you fail to get the said Agreement executed and registered within the stipulated period then you shall be deemed to have given prior consent to sell/allot the said Apartment/flat to any third person without approaching you for the same. In the event your offer is rejected you will be entitled to refund of amount paid by you without interest. In the event you fail to get the Agreement for Sale executed and registered you will be liable for forfeiture of 10% of full consideration money and balance if any will be refunded. The provision regarding payment etc. after execution of Agreement shall be incorporated in Agreement and shall be binding upon you.

Without prejudice to our right of termination as aforesaid, you shall be liable to pay interest that shall be the highest State Bank of India Marginal Cost of Lending rate plus two percent or interest as may be applicable under the provisions of RERA and in absence of any such provision at 10% p.a. on and from the due date till the date of actual payment. Central GST/ State GST/IGST and/or any other applicable taxes as per Central Govt., State Government, Local Civic Body authorities or any other authority, will be borne by you over and above the consideration cost and other charges.

The amount paid by you to us shall be appropriated firstly towards taxes payable by you then towards interest payable for all outstanding installments towards consideration in respect of the said Apartment, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the said Apartment.

TDS Certificate in form of 16B is required to be issued by you as a final confirmation of credit to M/s Ashar Ventures in respect of the taxes deducted and deposited into the Government Account.

PAN No. of Ashar Ventures: AAXFA5020H

This booking is provisional only. All the other terms and conditions besides the above shall be incorporated in the Agreement for sale to be executed and registered and the same shall be binding in all respect.

Kindly confirm the aforesaid by returning the duplicate of this letter duly signed by you.

Thanking you,	
Yours faithfully,	
For, Ashar Ventures,	We agree to above
Authorized Signatory	Signatures of Purchasers

## **RECEIPT**

Received of	and from		a sum o	f Dc	/
	and nom _	Only)			
(Rupees		Omy)	by cheque	no	ualeu
	dra	awn on _		as sta	ated in para
A along with	the letter dated				
For Ashar Ver	ntures,				

**Authorized Signatory**