ALLOTMENT LETTER

Booking Date : ______________.

Applicants Photo

Ref. Building No/Name : _____________________.

Flat No. : ________ Wing : _____

Floor,: ____________ Area : ____________Carpet

To,

Mr. _____________________________

Add: ___________________________

____

Sir,

Re: Option Money Given by you **against Flat No. ___________ on __________Floor, Wing- __________ in Building known as "______________" located at** all that piece or parcel of leasehold land admeasuring about 1374.96 Sq. Mtrs. or thereabout Bearing City Survey No. 268/A/1 (pt) together with the building structures standing thereon, comprising the Ground + 3 floors, bearing Building No. 36 situate, lying & being at Siddharth Nagar, Goregaon (W), Mumbai – 400104.

1. By Development Agreement dated 03[rd] August, 2021 duly registered with the Sub Registrar of Assurance at Mumbai under Serial No. BRL-6-14678 of 2021 on 7[th] October, 2021 we are developing the property, constructing and selling flats in the building known as "____________________" located at Siddharth Nagar, Goregaon (W), Mumbai – 400104

2. We are developing the said building consisting of Flats / Car-parking unit as per plans sanctioned by the concerned Authority

3. As required by you, we have reserved for you Flat No.________on __________________floor in Wing____________ in building known as "_________________" constructed on all that piece or parcel of leasehold land admeasuring about 1374.96 Sq. Mtrs. or thereabout Bearing City Survey No. 268/A/1 (pt) situate, lying & being at Siddharth Nagar, Goregaon (W), Mumbai – 400104 for a consideration of **Rs. ____________/-** and as per plan hereto annexed as Annexure A (herein after referred to as "the said Flat") and you have the option to purchase the said flat subject to the provisions hereof.

4. In consideration of your option to purchase as indicated above, you will pay to us: **Rs. ____________/-** as earnest money.

   A. Further you will pay the option money as under:

1. Rs. __________/- On or before completion of Plinth
2. Rs. __________/- On or before completion of 1st Podium slab
3. Rs. __________/- On or before completion of 2nd Podium slab
4. Rs. __________/- On or before completion of 1st floor slab
5. Rs. __________/- On or before completion of 3rd floor slab
6. Rs. __________/- On or before completion of 5th floor slab
7. Rs. __________/- On or before completion of 7th floor slab
8. Rs. __________/- On or before completion of 9th floor slab
9. Rs. __________/- On or before completion of 11th floor slab
10. Rs. __________/- On or before completion of 13th floor slab
11. Rs. __________/- On or before completion of 14th floor slab
12. Rs. __________/- On or before completion of 15th floor slab
13. Rs. __________/- On or before completion of 16th floor slab
14. Rs. __________/- On or before completion of 17th floor slab

15. Rs. __________/- On or before completion of 18th floor slab
16. Rs. __________/- On or before completion of 19th floor slab
17. Rs. __________/- On or before completion of Top floor slab
18. Rs. __________/- On or before completion of external plaster
19. Rs. __________/- On possession

5. In the event of default in payment of any of the installments by you your right to exercise the option to purchase the flat as per clause hereinabove will automatically stand terminated and the said flat shall cease to be reserved for you and this arrangement will automatically come to an end and we will refund the advance paid only as per clause 4(A) without interest. However the earnest money paid as per clause 4 will not be refunded and the same will be forfeited towards non-compliance of the terms and conditions of the present allotment letter.

6. You will be entitled to exercise the above option in your name or in the name of your nominee/nominees within a period of 90 **days** of signing this letter and on your exercising the option you shall enter into regular printed agreement for the purchase of the said flat. However this does not mean that you can postpone payment of any installment.

7. In the event of your purchasing the flat as aforesaid you have agreed not to charge interest for the advance paid by you.
8. In the event of your not exercising option in spite of the above intimation within the stipulated period of 90 days /s of signing of this letter by you, we will return the amount as mentioned in Clause 4 (a) above without interest within a period of Two month of the same becoming due. In the meantime we will be entitled to deal with and dispose of the said flat as per our wish.

9. On your not exercising the options as provided in Clause 6 this arrangement will automatically come to an end and save and except your right to the refund of money you will have no other right of any nature whatsoever.

10. The regular agreement for your Flat will provide as to when possession will be handed over and what amenities will be provided and what other charges and deposits are required to be made by you. Furthermore stamp duty and registration charges for the regular Agreement shall be borne by you in addition to the consideration and other charges and deposits to be paid by you as mentioned in the said Agreement.

11. In the event of your exercising your option to purchase the said flat you or your nominee/s shall sign the standard agreement form prepared by us and already shown to you including documents referred to therein which will be duly stamped and also join the co-

operative society or other organization of flat holders as may be decided upon us.

12. Stamp duty, registration charges, society formation charges, legal costs etc for the said flat and the deposits for water supply and electric supply etc will have to be borne by you in addition to the above consideration.

13. This option to purchase shall stand null and void as soon as the regular agreement is executed between us.

14. Kindly sign the duplicate copy of this letter as an acceptance of the same.

Yours faithfully,

For **M/s. Sushanku Realty Private Limited**

(Director)