



Shop No. 10/11, Ashapuri Nagar, Behind Pancharatna Hotel, Panvel- 410 206,
Telefax: 2745 0557, E-mail: santosh_vastupurti@rediffmail.com
santosh.vastupurtigroup@gmail.com

To,

(Allottee name and Address)

Sub: Allotment of Flat no. ____ on ____ floor in __ Wing of Real Estate Project Known as "Shree Vastu Symphony" being developed on plot bearing S. No. 48/2 of Division: Konkan, District: Raigad, Taluka: Panvel, Village: Vihigar, PIN: 410206 registered under Real Estate (Regulation and Development) Act, 2016 [RERA].

Ref: MahaRERA Registration no.: _____

Dear Sir,

As desired by you and pursuant to your request, we hereby inform you that we are agreeable to reserve the subjected unit for you for allotment of same to you subject to the terms and conditions contained in the Agreement for Sale to be registered at a later date and also subject to you complying with and performing all other terms, conditions, covenants contained herein.

1. The Flat no. ____ on ____ floor in __ Wing of Real Estate Project Known as "Shree Vastu Symphony" has a carpet area of _____ Sq. m. as defined under RERA.
2. The Parking lot no. __ situated in the Stilt floor of the Project is being allotted to you as per your request.
3. Total consideration amount for the said Flat payable by you is Rs. _____ (Rupees _____) excluding taxes.
4. You shall pay to us the said Sale Price in the manner specified in the draft sale agreement available on MahaRERA Website.
5. In addition to the consideration value stated herein above, you will be required to pay the stamp duty, registration, GST and other applicable taxes as notified by the Government from time to time.

6. You will also be required to pay Society formation charges Rs. _____, MSEB connection Charges Rs. _____, Legal Charges Rs. _____, Development Charges Rs. _____, Maintenance Deposit for __ months Rs. _____.
7. It is further clarified that the list of charges mentioned hereinabove is only indicative and not exhaustive and that you agree to pay to us such other charges or such other amounts under such heads or increase in any of the amounts as we may indicate without any demur.
8. It has been explained to you that the amounts mentioned hereinabove do not include the dues for electricity, telephone and other bills for services availed by you individually for the said unit and you shall be liable to pay all bills for the individual meters separately.
9. You shall be liable to pay escalation / increase in the Price of unit, if such escalation / increase is on account of any charges payable to Government or any competent authority and/or any other increase in charges, which may be levied or imposed by Government or any competent authority from time to time.
10. You shall execute and register an agreement for sale with respect to the said unit on or before _____.
11. Time for payment of the Sale Price and/or other amounts and performance of all obligations by you including execution and registration of agreement for sale with respect to the said unit, are the essence of the contract. If you fail and/or are otherwise unable to pay any of the instalment of the Sale Price and/or other amounts on their respective due date and/or execute and register agreement for sale with respect to the said unit on or before _____ and/or perform any other obligations in accordance with this letter of allotment, then in that event we shall, without prejudice to any other right and/or remedies that we may have against you under the law and/or otherwise, be entitled to:

(i) receive and recover from you and you shall pay to us, simple interest at the rate specified under the RERA Rules per annum on the outstanding amount from the due date of the said outstanding amount till the date of actual payment thereof;

(ii) forfeit, retain and appropriate a sum of Rs. _____/- (Rupees _____ Only) being 10% of the Sale Price, and refund the balance, if any, without any interest within a period of 30 days after said unit is sold and all amounts including consideration amount in respect thereof is received by us, and the date on which said unit is sold and all amounts including consideration amount in respect thereof is received by us,

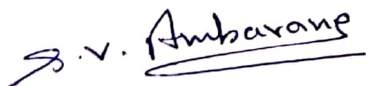
shall be the date on which refund of the balance amount, if any, shall become due and payable by us to you;

(iii) terminate, cancel and withdraw this letter and terminate the arrangement contained herein; and

(iv) allot, sell, deal with and/or dispose of the said unit to any other person/s and on such terms as we may deem fit without your consent or concurrence.

12. On breach of any of the terms and condition by you, you shall cease to have any right, title, interest, claim or demand etc. of any nature whatsoever either against us or against the said unit.
13. All the cost, charges and expenses including stamp duty and registration charges on the Agreement for Sale and/or any other document executed pursuant to this letter of allotment and/or on the agreements and/or in respect of the transaction contemplated herein shall be borne and paid by you alone.
14. Subject to Force Majeure circumstances and / or Other Circumstances, and provided you are not in default of any of the terms and/or conditions contained herein including default in payment of the Sale Price, applicable taxes or any part thereof, we shall complete the construction of and handover the said unit to you by _____ ("the said Date").

Yours truly,
For M/s. Shree Vastupurti Associates

 S.V. Ambarane

Authorized Signatory

I agree and confirm aforesaid

Purchaser/Allottee