

Date: -----

ALLOTMENT LETTER

To,

R/o. -----

Sub : Letter of Reservation / Allotment of Apartment No.-----, on the ----- Floor, in the Building No. 1 known as "**OM VIGHNAHARTA TOWER**", being constructing on N.A. land admeasuring 9.66.12 Ares/Square out of land admeasuring 49.70.00 Ares/Square metres, assessed at Rs.497.00 Paise of Survey/Hissa No. 347/B/1 (Old Survey No. 347/A, Hissa No. 6, 7, 8), lying being and situate at Village Bolinj, Taluka Vasai, District Palghar, within the area of Sub-Registrar at Vasai No. 1 to 6.

Dear Sir/Madam,

We, M/s. OM VIGHNAHARTA DEVELOPERS has acquired all rights to develop the above mentioned property by the Conveyance Deed dated 22nd February 2022 and registered in the office of Sub-Registrar at Vasai No. 5 under Serial No. No. 2806/2022 dated 22/02/2022 with M/s. Raj Enterprises represented by its partners 1) Mr. Sandip Vishnu Sankhe, 2) Mr. Bipin Navinchandra Khokhani, 3) Mr. Ajiv Yashwant Patil, 4) Mr. Kundan Jayantilal Bhatt as the owners And Jagu Kanha Bhoir as the Confirming party.

We are developing the said property by constructing Building No. 1 known as "OM VIGHNAHARTA TOWER". We have all rights to sell the Apartments mentioned above on ownership basis and receive the amount of sales proceeds in respect thereof.

The plans in respect of the proposed Building No. 1 known as "OM VIGHNAHARTA TOWER", has been sanctioned by VVCMC vide its Order bearing No. VVCMC/TP/TDP/VP-0412/118/2021-22 dated 07/05/2021. You have seen this plans sanctioned by VVCMC.

At your request, we have reserved/allotted for you Apartment No.----- on the -----Floor, of the said building. The said Apartment will be of total carpet area ----- Square feet. The above Apartment is allotted to you for the total consideration of Rs. -----/- (Rupees ----- only) on lump sum basis to be paid by you as explained to you and accepted by you.

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We have informed you that our standard Agreement for sale is ready. You will execute, the agreement for sale after proper payment of stamp duty & registration. You have seen the Agreement and have accepted the terms thereof, you will not be entitled to and shall not raise any Objection to the terms and conditions and consents to be included in such Agreement for sale. At your request, we are executing this letter of reservation/Allotment Temporarily.

In addition of the consideration in above para, the stamp duty and registration charges on such Agreement shall be paid by you (purchaser) alone.

In case you will commit default in payment of any installment of the consideration amount as aforesaid, this letter or reservation shall automatically stand cancelled and we shall refund to you all the amount paid by you to us till then without any interest and we shall be entitled to allot or sell the said Apartment to any other person.

Without prejudice to the above we may accept at our discretion the defaulted installment on your payment to us interest at the rate of 21% per annum.

We shall be entitled to make such changes in the plans in respect of the said building flat to be constructed by us on the above property as required for approvals and sanctions by VVCMC or otherwise. You will not object to the same.

If any type of taxes have been imposed by Government or local authorities during Execution of this agreement as may be applicable now or in future it will be paid by you (Purchaser) alone.

Yours truly,

For M/s. Om Vighnaharta Developers

I/WE CONFIRM THE ABOVE

For OM VIGHNAHARTA DEVELOPERS



PARTNER

Partners

(Allottees/s)