

Ref:

Date :

Name Address

Ref. : Allotment of Flat No. ____ on the ____ Floor, in admeasuring ____ square feet (Carpet area) equivalent to ____ square Meters in the Proposed Project Known as **“PRATIK GARDENS”** constructed on Plot No. 153+154+155+156+157+158+159+160+161+162+163+164+165, Sector - 34, in Village / Site Kamothe, Phase II, of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, cumulatively admeasuring 7249.81 Square Meters or thereabouts.

Dear Sir,

1) By an Agreement to Lease dated 16th October, 2007 executed by and between CIDCO Ltd. and 1) Shri. Balaram Manglya Talojkar, 2) Smt. Haranyakshi Laxmikant Ravasia, 3) Shri. Shailesh Laxmikant Ravasia, 4) Shri. Pankaj Laxmikant Ravasia, 5) Smt. Chhaya Laxmikant Ravasia, 6) Smt. Purnima Laxmikant Ravasia, 7) Shri. Girish Trikamdas Ravasia, 8) Shri. Subhash Trikamdas Ravasia, 9) Shri. Hasmukh Trikamdas Ravasia & 10) Smt. Damayanti Naroji Kothari (hereinafter collectively referred to as the First Original Licensees) registered with the Office of Sub-Registrar of Assurances under Serial No. URAN —00909 - 2008 dated 29-01-2008, the CIDCO Ltd. agreed to grant to the said First Original Licensees, a lease in respect of all that piece or parcel of land bearing Plot No. 153 + 154, Sector - 34, in Village / Site Kamothe, Phase II of 12.5% (Erstwhile Gaothan Expansion Scheme) admeasuring 550 square meters or thereabout (hereinafter collectively referred to as the said First Plot).

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2) Thereafter, by Tripartite Agreement dated 14th May, 2008 executed between the CIDCO Ltd, the said First Original Licensees & ourselves, the said First Original Licensees have transferred and assigned in our favour all their right, title and interest in respect of the said First Plot, upon such terms & conditions as contained therein. The said Tripartite Agreement is duly registered before the Sub-Registrar of Assurances under Serial No.- URAN – 04468 - 2008 dated 09/06/2008.

3) The CIDCO Ltd. vide its letter dated 20-06-2008, bearing Reference No. CIDCO/VASAHAT /NA/SATYO/KAMOTHE/289/08, has substituted us as the New Licensees instead and in place of the said First Original Licensees and at the request of the First Original Licensees, the CIDCO Ltd. has transferred the said First plot along with the right to develop the said First plot, in our favour.

4) By an Agreement to Lease dated 9th November, 2004 executed by and between CIDCO Ltd. and 1) Shri. Ganpat Keru Gaikwad, 2) Smt. Anandibai Shankar Gaikwad and 3) Smt. Kamalabai Narayan Gade, (hereinafter collectively referred to as the Second Original Licensees) registered with the Office of Sub-Registrar of Assurances under Serial No. URAN — 08424 - 2004 dated 24-11-2004, the CIDCO Ltd. agreed to grant to the said Second Original Licensees, a lease in respect of all that piece or parcel of land bearing Plot No. 155 + 156, Sector - 34, in Village / Site Kamothe, Phase II of 12.5% (Erstwhile Gaothan Expansion Scheme) admeasuring 450 square meters or thereabout (hereinafter collectively referred to as the said Second Plot).

5) Thereafter, by Tripartite Agreement dated 9th June, 2005 executed between the CIDCO Ltd., the said Second Original Licensees & ourselves, the said Second Original Licensees have transferred and assigned in our favour all their right, title and interest in respect of the said Second Plot, upon such terms & conditions as contained therein. The said Tripartite Agreement is duly registered before the Sub-Registrar of Assurances under Serial No.- PVL 3 – 01766 - 2005 dated 14/06/2005.

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6) The CIDCO Ltd. vide its letter dated 22-07-2005, bearing Reference No. CIDCO/VASAHAT/SATYO/TV/2828/05, has substituted us as the New Licensees instead and in place of the said Second Original Licensees and at the request of the Second Original Licensees the CIDCO Ltd. has transferred the said Second plot along with the right to develop the said Second plot in our favour.

7) By an Agreement to Lease dated 3rd August, 2006 executed by and between CIDCO Ltd. and 1) Smt. Shevantibai Minanath Kavle, 2) Smt. Sunita Bhagwan Vaskar, 3) Kum. Vanita Minanath Kavle, 4) Shri. Ganesh Minanath Kavle, 5) Shri. Sunil Parshuram Bhagat, 6) Shri. Gurunath Gana Bhagat, 7) Shri. Kathor Bama Bhoir, 8) Smt. Kala Bama Bhoir and 9) Shri Nitin Minanath Kavle, (hereinafter collectively referred to as the Third Original Licensees) registered with the Office of Sub-Registrar of Assurances under Serial No. PVL 3 - 05724 - 2006 dated 04-08-2006, the CIDCO Ltd. agreed to grant to the said Third Original Licensees, a lease in respect of all that piece and parcel of land bearing Plot No. 157, Sector - 34, in Village / Site Kamothé, Phase II of 12.5% (Erstwhile Gaothan Expansion Scheme) admeasuring 432.50 square meters or thereabouts (hereinafter referred to as the said Third Plot).

8) Thereafter, by Tripartite Agreement dated 5th January, 2007 executed between the CIDCO Ltd., the said Third Original Licensees & ourselves, the said Third Original Licensees have transferred and assigned in our favour all their right, title and interest in respect of the said Third Plot, upon such terms & conditions as contained therein. The said Tripartite Agreement is duly registered before the Sub-Registrar of Assurances under Serial No. - PVL 3 – 00187 - 2007 dated 05/01/2007.

9) The CIDCO Ltd. vide its letter dated 18-01-2007, bearing Reference No. CIDCO/VASAHAT/SATYO/TEV/KAMOTHE/605+42, has substituted us as the New Licensees instead and in place of the said Third Original Licensees and at the request of the Third Original Licensees the CIDCO Ltd. has transferred the said Third plot along with the right to develop the said Third plot in our favour.

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10) By an Agreement to Lease dated 12th July, 2005 executed by and between CIDCO Ltd. and Smt. Suhasini Jaywant Chavan, (hereinafter referred to as the Fourth Original Licensee) registered with the Office of Sub-Registrar of Assurances under Serial No. PVL 3 — 02360 - 2005 dated 15-07-2005, the CIDCO Ltd. agreed to grant to the said Fourth Original Licensee, a lease in respect of all that piece and parcel of land bearing Plot No. 158, Sector - 34, in Village / Site Kamothe, Phase II of 12.5% (Erstwhile Gaothan Expansion Scheme) admeasuring 300 square meters or thereabouts (hereinafter referred to as the said Fourth Plot).

11) Thereafter, by Tripartite Agreement dated 30th December, 2005 executed between the CIDCO Ltd., the said Fourth Original Licensee & ourselves, the said Fourth Original Licensee have transferred and assigned in our favour all their right, title and interest in respect of the said Fourth Plot, upon such terms & conditions as contained therein. The said Tripartite Agreement is duly registered before the Sub-Registrar of Assurances under Serial No. - URAN – 00652 – 2006 dated 03/02/2006.

12) The CIDCO Ltd. vide its letter dated 15-02-2006, bearing Reference No. CIDCO/VASAHAT /SATYO/TV/2006, has substituted us as the New Licensees instead and in place of the said Fourth Original Licensee and at the request of the Fourth Original Licensee the CIDCO Ltd. has transferred the said Fourth plot along with the right to develop the said Fourth plot in our favour.

13) By an Agreement to Lease dated 8th June, 2005 executed by and between CIDCO Ltd. and 1) Smt. Shantabai Ramchandra Tembhe, 2) Shri. Arjun Ramchandra Tembhe, 4) Smt. Sitabai Ramchandra Tembhe, and 4) Smt. Geetabai Ramchandra Tembhe, (hereinafter collectively referred to as the Fifth Original Licensees) registered with the Office of Sub-Registrar of Assurances under Serial No. PVL 3 — 01753 - 2005 dated 13-06-2005, the CIDCO Ltd. agreed to grant to the said Fifth Original Licensees, a lease in respect of all that piece and parcel of land bearing Plot No. 159, Sector - 34, in Village / Site Kamothe, Phase II of 12.5% (Erstwhile Gaothan Expansion Scheme) admeasuring 300 square meters or thereabouts (hereinafter referred to as the said Fifth Plot).

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14) Thereafter, by Tripartite Agreement dated 12th August, 2005 executed between the CIDCO Ltd., the said Fifth Original Licensees & ourselves, the said Fifth Original Licensees have transferred and assigned in our favour all their right, title and interest in respect of the said Fifth Plot, upon such terms & conditions as contained therein. The said Tripartite Agreement is duly registered before the Sub-Registrar of Assurances under Serial No. - PVL 3 – 02622 - 2005 dated 12/08/2005.

15) The CIDCO Ltd. vide its letter dated 05/09/2005, bearing Reference No. CIDCO/VASAHAT/NA/SATYO/KAMOTHE/78/05, has substituted us as the New Licensees instead and in place of the said Fifth Original Licensees and at the request of the Fifth Original Licensees the CIDCO Ltd. has transferred the said Fifth plot along with the right to develop the said Fifth plot, in our favour.

16) By an Agreement to Lease dated 1st July, 2005 executed by and between CIDCO Ltd. and 1) Shri. Suresh Haribhau Shelke & 2) Shri. Dilip Haribhau Shelke (hereinafter collectively referred to as the Sixth Original Licensees) registered with the Office of Sub-Registrar of Assurances under Serial No. PVL 1 — 04921 - 2005 dated 01-07-2005, the CIDCO Ltd. agreed to grant to the said Sixth Original Licensees, a lease in respect of all that piece and parcel of land bearing Plot No. 160, Sector - 34, in Village / Site Kamothé, Phase II of 12.5% (Erstwhile Gaothan Expansion Scheme) admeasuring 300 square meters or thereabouts (hereinafter referred to as the said Sixth Plot).

17) Thereafter, by Tripartite Agreement dated 12th August, 2005 executed between the CIDCO Ltd., the said Sixth Original Licensees & ourselves, the said Sixth Original Licensees have transferred and assigned in our favour all their right, title and interest in respect of the said Sixth Plot, upon such terms & conditions as contained therein. The said Tripartite Agreement is duly registered before the Sub-Registrar of Assurances under Serial No. - PVL 3 – 02623 - 2005 dated 12/08/2005.

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18) The CIDCO Ltd. vide its letter dated 05/09/2005, bearing Reference No. CIDCO/VASAHAT/NA/SATYO/KAMOTHE/60/05, has substituted us as the New Licensees instead and in place of the said Sixth Original Licensees and at the request of the Sixth Original Licensees the CIDCO Ltd. has transferred the said Sixth plot along with the right to develop the said Sixth plot in our favour.

19) By an Agreement to Lease dated 13th September, 2010 executed by and between CIDCO Ltd. and 1) Shri. Namdev Sakharam Bhagat & 2) Shri. Shravan Goma Bhagat (hereinafter collectively referred to as the Seventh Original Licensees) registered with the Office of Sub-Registrar of Assurances under Serial No. URAN — 09140 - 2010 dated 14-09-2010, the CIDCO Ltd. agreed to grant to the said Seventh Original Licensees, a lease in respect of all that piece and parcel of land bearing Plot No. 161, Sector - 34, in Village / Site Kamothe, Phase II of 12.5% (Erstwhile Gaothan Expansion Scheme) admeasuring 298.77 square meters or thereabouts (hereinafter referred to as the said Seventh Plot).

20) Thereafter, by Tripartite Agreement dated 19th November, 2010 executed between the CIDCO Ltd., the said Seventh Original Licensees & ourselves, the said Seventh Original Licensees have transferred and assigned in our favour all their right, title and interest in respect of the said Seventh Plot, upon such terms & conditions as contained therein. The said Tripartite Agreement is duly registered before the Sub-Registrar of Assurances under Serial No. - URAN – 11630 - 2010 dated 19/11/2010.

21) The CIDCO Ltd. vide its letter dated 09/12/2010, bearing Reference No. CIDCO/VASAHAT/SATYO/KAMOTHE/421/2010, has substituted us as the New Licensees instead and in place of the said Seventh Original Licensees and at the request of the Seventh Original Licensees the CIDCO Ltd. has transferred the said Seventh plot along with the right to develop the said Seventh plot in our favour.

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22) By an Agreement to Lease dated 21st April, 2004 executed by and between CIDCO Ltd. and 1) Smt. Janibai Padu Patil, 2) Shri. Budhaji Balu Patil, 3) Shri. Jana Balu Patil, 4) Shri. Balaram Bama Patil, 5) Mrs. Suman Yashwant Bhagat and 6) Mrs. Hashibai Tukaram Patil (hereinafter collectively referred to as the Eighth Original Licensees) registered with the Office of Sub-Registrar of Assurances under Serial No. URAN — 02927 - 2004 dated 30-04-2004, the CIDCO Ltd. agreed to grant to the said Eighth Original Licensees, a lease in respect of all that piece and parcel of land bearing Plot No. 162 + 163 + 164, Sector - 34, in Village / Site Kamothe, Phase II of 12.5% (Erstwhile Gaothan Expansion Scheme) admeasuring 3378.54 square meters or thereabouts (hereinafter collectively referred to as the said Eighth Plot).

23) Thereafter, by Tripartite Agreement dated 10th August, 2004, executed between the CIDCO Ltd., the said Eighth Original Licensees & ourselves, the said Eighth Original Licensees have transferred and assigned in our favour all their right, title and interest in respect of the said Eighth Plot, upon such terms & conditions as contained therein. The said Tripartite Agreement is duly registered before the Sub-Registrar of Assurances under Serial No. - URAN – 05729 - 2004 dated 12/08/2004.

24) The CIDCO Ltd. vide its letter dated 02/09/2004, bearing Reference No. CIDCO/VASAHAT/NA/SATYO/TEV/398/2004, has substituted us as the New Licensees instead and in place of the said Eighth Original Licensees and at the request of the Eighth Original Licensees the CIDCO Ltd. has transferred the said Eighth plot along with the right to develop the said Eighth plot in our favour.

25) By an Agreement to Lease dated 13th January, 2011, executed by and between CIDCO Ltd. and 1) Shri. Mahadev Rama Mhatre, 2) Late Dharma Rama Mhatre through his Legal Heirs 2a) Smt. Laxmibai Dharma Mhatre & 2b) Smt. Pramila Jaihind Bhagat, 3) Late Nagibai Rama Mhatre through her Legal Heirs 3a) Smt. Surekha Sadashiv Govari, 4) Late Taibai Shimgya Tembade through her Legal Heirs 4a) Shri. Pandurang Shimgya Tembade, 4b) Shri. Parshuram Shimgya Tembade, 4c) Shri. Balaram Shimgya Tembade, 4d) Shri. Pandharinath Shimgya Tembade, 4e) Smt. Bebibai Shimgya Tembade and 5) Late Ganpat Mahadu Bhoir

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through his Legal Heirs 5a) Shri. Atmaram Ganpat Bhoir & 5b) Shri. Santosh Ganpat Bhoir (hereinafter referred to as the Ninth Original Licensees) registered with the Office of Sub-Registrar of Assurances under Serial No. URAN-467-2011 dated 13-1-2011, the CIDCO Ltd. agreed to grant to the said Ninth Original Licensees, a lease in respect of all that piece and parcel of land bearing Plot No. 165, Sector - 34, in Village / Site Kamothe, Phase II of 12.5% (Erstwhile Gaothan Expansion Scheme) admeasuring 1240 square meters or thereabouts (hereinafter referred to as the said Ninth Plot).

26) Thereafter, by Tripartite Agreement dated 14th February, 2011 executed between the CIDCO Ltd., the said Ninth Original Licensees & ourselves, the said Ninth Original Licensees have transferred and assigned in our favour all their right, title and interest in respect of the said Ninth Plot, upon such terms & conditions as contained therein. The said Tripartite Agreement is duly registered before the Sub-Registrar of Assurances under Serial No. - URAN – 01548 - 2011 dated 14/02/2011.

27) The CIDCO Ltd. vide its letter dated 18/02/2011, bearing Reference No. CIDCO/VASAHAT/SATYO/KAMOTHE/410+57+29/2011, has substituted us as the New Licensees instead and in place of the said Ninth Original Licensees and at the request of the Ninth Original Licensees the CIDCO Ltd. has transferred the said Ninth plot along with the right to develop the said Ninth plot in our favour.

28) In the above circumstances, we are entitled to develop the said First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth & Ninth plot as per the sanctioned Building plans.

29) At our request, the CIDCO Ltd. has, by its letter dated 08/06/2011, granted its NOC for amalgamation of the said First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth & Ninth plot upon such terms and conditions as contained therein.

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30) The said First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth & Ninth plot cumulatively admeasures 7249.81 Square Meters and for sake of convenience the said amalgamated First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth & Ninth plot shall hereinafter collectively referred to as said plot.

31) We, through our Architect 'SOYUZ TALIB', have prepared building plans by initially utilizing permissible FSI, by proposing to construct a Residential / Commercial Complex (hereinafter referred to as the said Layout). We have submitted to the CIDCO Ltd. and other authorities the building plans, specifications and designs for the said plot. The CIDCO Ltd. has sanctioned the building plans, specifications and designs submitted by us and granted its Commencement Certificate and Development permission to construct Residential cum Commercial Buildings having A to E Wings vide its Letter dated 25th October, 2011 bearing reference No. CIDCO/ ATPO (BP)/1517.

32) We shall construct a complex / building/s which is intended to be named as "**PRATIK GARDENS**" (hereinafter referred to as the said Building) as per the sanctioned plan, designs and specifications as seen and approved by you with such variation and modification as we may consider or as may be required by any Public or local authority to be made. All such variations and modifications shall be binding upon you.

33) Pursuant to the negotiations we had with you, we are pleased to reserve/allot to you Flat No. _____ on the ____Floor, in admeasuring ____square feet (Carpet area) equivalent to 55 square Meters (as per RERA) in the Proposed project named "**PRATIK GARDENS**" (hereinafter referred to as the said premises) on the terms & conditions as appearing herein below and for a consideration OF Rs. _____ which sum shall be paid by you to us at the time and in the manner as mentioned in the Payment Schedule written herein below (time being essence of contract):

.....10/-

PRATIK GARDENS

Plot No. 153 to 165, Sector- 34, Kamothe, Navi Mumbai

SCHEDULE OF PAYMENT FOR FLAT NO_____ ' _____' (Wing)

10% On allotment

88% On or before 30 / 45 days after execution of Agreement

2% Remaining at the time of occupation certificate & Possession

100% TOTAL

The above aggregate price is exclusive of stamp duty & registration charges, Service tax, VAT, GST payable to the Central Government/State Government and additional taxes or any other taxes levied by the Government Authorities such as CIDCO,/NMMC which will be communicated later on separately.

34) In case if for any reason whatsoever, you commit any delay, default and demure in making payment of any of the installments mentioned hereinabove on their respective due dates, then without prejudice to our rights to terminate this Allotment Letter, we shall entirely at our sole and exclusive discretion be entitled to charge interest at the rate of ____ per annum for such delayed payments.

35) You have seen the layout plan and building plan in respect of the proposed / project / construction to be put up on the said plot.

36) The RESERVATION IS PROVISIONAL and is subject to the terms and conditions of the abovementioned Agreement/s to Lease and Tripartite Agreement/s executed with CIDCO Ltd. and you have agreed to abide by the same.

37) We shall complete the construction of the said building on or before Dec 2017 Subject to Force Majure and reasons beyond our Control. However, we shall be entitled to reasonable extension of time for giving possession of said premises within the aforesaid period if the same is delayed on account of:

- i. War, civil commotion or act of God;
- ii. Any notice order notification of the Government and / or other public or competent authority;
- iii. Order / judgment / decree of any judicial / quasi-judicial body or authority restraining the development of the said Plot.
- iv. Non-availability of steel or cement or other building materials or on account of labour trouble.
- v. Any suit, action, litigation, disputes restraining the development of the said Plot.
- v. Any change in any law, notification, and regulation relating to the development of the said project.
- vi. Delay on the part of Government, Semi Government, CIDCO Ltd / NMMC, revenue Authority or any other concerned authority in granting the Occupancy Certificate / Building Completion Certificate and/or any necessary permissions, sanctions, NOC.
- vii. Or for any other reason beyond our control.

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38) You agree that you shall not transfer the benefits of this allotment without our previous written consent. We may give such consent only upon payment of all the dues payable by you to us under this provisional allotment and on payment of transfer charges as may be decided and fixed by us.

39) You agree to sign all applications, papers and documents and do all such acts, deeds and things as we may require for safe guarding the interest in the said project.

40) You agree not to claim any right, title or interest in the said premises or plot till the entire contribution and other payments payable by you hereinabove set out is paid in full and you are accepted as the member of the Society to be formed.

41) You hereby agree to pay the following expenses and charges on or before the possession or on demand by us:

- a) Labour Welfare Cess.
- b) Service Tax, Cess, VAT GST or any other taxes or charges levied by the CIDCO Ltd. /NMMC/State Government/Central Government.
- c) Any other charges, taxes and expenses levied in future by the Government / Revenue authorities.

42) In addition to the agreed consideration and other charges mentioned hereinabove, the Service Tax, Value Added Tax, GST (as and when made applicable) payable to the Central Government / State Government or any other or additional taxes, charges, levies as and when levied on the sale of the said premises shall be borne and paid by you alone. It is hereby specifically agreed by the parties hereto that your liability to pay the above service tax/ VAT/GST and any other taxes/levies shall remain in force even after we have handed over the possession of the said Premises to you. And at no point of time we shall be liable to bear or pay the same in any manner whatsoever.

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43) In respect of any amount remaining unpaid under this allotment, we shall have a first lien and charges etc., in respect of this allotment and shall be borne and paid entirely by you alone.

44) All costs, charges and expenses including Stamp duty, Registration Charges etc., in respect of this allotment shall be borne and paid entirely by you alone.

45) You have in token of your having accepted the aforesaid have agreed to sign at the foot of this Letter.

FOR M/S PRATIK ENTERPRISES

SHRI. VASANT MANJI BHADRA
AUTHORIZED PARTNER

I / We hereby confirm the terms and conditions of this letter.

Mr.
PAN NO.

PURCHASER/S

WITNESSES :