

Letter of Allotment

Date: _____

To,

Address: _____

Re: Proposed Flat/Shop No. ____ on the _____ FLOOR in Wing ____ of the Building POONAM PARK VIEW, admeasuring ____ square feet (Carpet Area) in the building to be known as POONAM PARK VIEW on demarcated portions of Avenue L5-L6, S. No. 5, Opp. Club One, Near Yazoo Park, Global City, Virar (West), 401 303 within Registration Sub-District of VIRAR District Thane (respectively the "Proposed Flat/Shop")

Dear Sir/Sirs/Madam/Mesdames:

Being desirous of acquiring a Flat/Shop you have inspected the building plans and documents and permissions given by the Vasai Virar City Municipal Corporation and other concerned authorities in respect of the Complex, and have fully accepted the same.

You have expressed your desire to take on the Proposed Flat/Shop No. ____ on the _____ FLOOR of Wing ____ admeasuring ____ Square Feet (Carpet Area). The Proposed Flat/Shop is intended to be in Wing No. ____ (the Proposed Building) in the complex to be known as POONAM PARK VIEW, situate at POONAM PARK VIEW, (the Complex). The amenities (subject to approval and availability thereof) intended to be provided in the Proposed Flat/Shop.

You have requested us, in the interim, to confirm the allotment, in your favour, of the Proposed Flat/Shop and accordingly we have issued this Letter of Allotment;

We have informed you, and you have agreed and accepted that, we and you shall, in due course, enter into and execute the requisite standard Ownership Agreement/Agreement for Sale in respect of the Proposed Flat/Shop. The draft of such Ownership Agreement/Agreement for Sale is under preparation and shall be provided to you as and when ready.

We have received from you on this date the sum of Rs. _____ (Rs. _____) which you have voluntarily deposited with us, and which amount will be adjusted by us towards the purchase price and consideration payable in respect of the Proposed Flat/Shop, that is Rs. _____ (Rs. _____) exclusive of deposits and other amounts which shall be recorded in the standard Ownership Agreement/Agreement for Sale and which shall be payable by you. The payment schedule in respect of the aforesaid lump sum purchase price and consideration will be recorded in the Annexure 'A' hereto.

Admn. Office :
1st Floor, A-wing, Poonam Avenue,
Near Yazoo Park, Global City,
Virar (W) - 401303.
Call : 0250-6908881/2/3/4
E-mail : info@poonamdevelopers.in



Regd. Office :
Podar Chamber, 319,
3rd Floor, 23-E, S.A. Brelvi Road,
Fort, Mumbai - 400 001.
Call : 022-22691311
Website : www.poonamdevelopers.in

All Service Tax, Works Contract Tax, Value Added Tax, Goods & Service Tax, Maharashtra Value Added Tax (MVAT) and all other statutory taxes/ imposts/impositions (if any) levied by the Central and/or State Government or any local, public or statutory authorities or bodies in respect of the Proposed Flat/Shop and/or the allotment thereof to you, and in respect of or upon the purchase price and consideration and the other deposits and amounts payable by you, shall be borne and paid by you as and when demanded by us. Accordingly on a written demand being made by us on you, you shall pay the same to us or the concerned authorities as directed by us, without any delay, demur, or default. You shall indemnify and keep us fully indemnified in respect of all such liabilities and/or non-payment or delayed payment, thereof by you.

As stated aforesaid the composite and complete terms and conditions of the allotment of the Proposed Flat/Shop shall be incorporated in the standard Agreement for Sale/Ownership Agreement You shall pay the stamp duty and registration charges on all documents including the Agreement for Sale/Ownership Agreement and proportionately on ultimate transfer documentation and register the same.

The deposits and charges payable by you shall include, but not be limited to, contributions for formation of the Co-operative Housing Society for the said Wing No. __ and for subscribing to shares thereof, deposits for various connections payable to Vasai Virar City Municipal Corporation/Maharashtra State Electricity Board, corpus fund, legal costs, stamp duty, registration charges, development charges, taxes, levies, maintenance charges, including contribution towards repairs and maintenance of the Infrastructure and Common Amenities and Facilities, etc. as applicable and demanded by us.

In the event of your failure to comply with the terms and conditions hereof, this Letter of Allotment may be unilaterally and forthwith terminated by us in our sole and absolute discretion, by a notice (in writing) addressed by us to you. On such termination: (i) the refund of the deposit paid by you to us, shall be forfeited. (ii) We shall be free to deal with the Proposed Flat/Shop in any manner as we may deem fit without any notice or reference whatsoever to you.

This writing is merely a Letter of Allotment and is not and does not confer any right or interest upon you in respect of the Proposed Flat/Shop, and this writing is not and does not purport to be an agreement for sale/ownership agreement in respect of the Proposed Flat/Shop. All amounts paid by you till such time as the Agreement for Sale/Ownership Agreement is executed by and between you and us, shall lie with us as and by way of an interest-free deposit.

The construction of Wing No. __ and the development of the Complex are subject to force majeure and/or circumstances beyond our control.

Kindly confirm your irrevocable acceptance and agreement with the above terms and conditions by countersigning this writing below.

Thanking You,
For POONAM HOMEMAKER LLP.

Authorized Signatory

We irrevocably agree, accept and confirm:

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