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Ref: Sale of Flat No..... on Floor in Wing of the Building known as **Integrated Kamal**, to be constructed on plot bearing **CTS No. 643/4** of village Nahur, being situated at Mulund-Goregaon Link Road, Mulund West in the revenue village of Nahur, Taluka: Kurla, District and Registration District of Mumbai and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai.

Dear Sir,

1. We are pleased to allot you **Flat No.** on Floor in Wing of the Building to be known as **“Integrated Kamal”** (hereinafter referred to as the said Flat) as is shown on the Plan by Red Colour hatch which is annexed hereto and marked as **Annexure – “A”** which is to be constructed on plot of land bearing **CTS No. 643/4** of village Nahur, being situated at Mulund-Goregaon Link Road, Mulund West in the revenue village of Nahur, Taluka Kurla for the consideration of/- (**Rupees only**). The area of the said Flat is **Sq.Ft.** Carpet as per the plan sanctioned by M.C.G.M.
2. This allotment is made subject to the above said consideration of/- being paid in the following manner.
 - 1)/- being 20% earnest money or deposit on or before execution of this presents.
 - 2)/- being 15% on Casting of Plinth of the said New Building
 - 3)/- being 10% on Casting of Fifth Slab of the said New Building.
 - 4)/- being 10% on the Casting of Tenth Slab of the said New Building.
 - 5)/- being 10% on the Casting of Fourteenth Slab of the said New Building.
 - 6)/- being 10% on the Casting of Last Habitable Slab of the said New Building
 - 7)/- being 05% on Completion of Internal & External Brick Masonry work of the Said Flat.
 - 8)/- being 05% on Completion of Internal & External Plaster of the Said Flat.
 - 9)/- being 05% on Completion of Flooring & Tilling of the said flat.

10)/- being 05% on Completion of Internal & External Electrical & Plumbing work but excluding fixing of accessories of the said Flat.

11)/- being 05% on or before handing over of physical possession of the said Flat.

...../- (Rupees only)

3. The usual Agreement for sale incorporating all the terms and condition for sale of the said Flat on ownership basis under the Ownership Flat Act, 1963 shall be prepared by our Advocates and Solicitor. The said agreement will be executed by and between us in due course and until then this letter of allotment shall be treated as letter of intent to reserve the above flat for you. The stamp duty and registration charges payable in respect of Flat Sale Agreement or the conveyance or any other documents for said building in favour of **Panch Kamal Co-operative Housing Society Ltd** or in favour of Federation of the Society will be borne & paid by you alone.

4. In additions to the above said price of the said flat you shall on or before taking possession of the said flat pay to us and / or deposit with us the following amount.

(i)/- for Legal Charges

(ii)/- Deposit payable to Electricity Company & MCGM for Water Connection for the building.

(iii)/- IOA Deposit and Mis. Deposit

(iv)/- Amounts towards Development Charges

(v)/- Goods & Service Tax on non-refundable amount @

...../- (Rupees Only)

Cheque will be provided in favor of Integrated Spaces Ltd.

(vi)/- for Entrance fee and share money to become the member of Panch Kamal Co-operative Housing Society Ltd.

(vii)/- Maintenance Charges for 3 months @ ` 5/- per Sq. Ft. of Carpet area. (539.81 * Rs.5/-*3 Months)

(viii)/- Contribution towards Corpus fund

`/- (Rupees Only)

Cheque will be provided in favor of Panch Kamal Co-operative Housing Society Ltd.

5. You shall pay Goods & Service Tax & TDS as maybe applicable for the sale of above referred premises.
6. Please note that if any payment is delayed the interest at the rate of 12% per annum shall be charged on all payment which are due.
7. You shall become the member of **Panch Kamal Co-operative Housing Society Ltd**, and observed, perform and comply with the bye-laws of the said society. You shall sign the necessary forms, applications, papers and other document as may be required for becoming member of **Panch Kamal Co-operative Housing Society Ltd** from time to time. In view of the development of the above property by us by constructing Building on the above property if, any amendment to the bye-laws of the said **Panch Kamal Co-operative Housing Society Ltd**, is required by the Register of Co-operative Societies or any other authority concerned you shall agree to such amendment / change and you shall not object to such amendment / change.
8. Please confirm the above arrangement by counter signing this letter as token of acceptance of above terms & conditions.

Thanking you
Yours faithfully,

For Integrated Spaces Limited

Director

I/We confirm the above.

(.....) (.....)

Received from the above named Flat Purchaser/- (Rupees Only) by Cheque No. dated drawn on Bank, Mumbai inclusive of Goods & Service Tax @.....%.

For Integrated Spaces Limited

Director