

MAXUS PRIME REALTY LLP

3, "Giriraj Building", Salasar Brij-Bhoomi, Near Maxus Mall, Bhayandar West,
Thane: 401101. Tel No. : 22 228143400. Email Id: salasar2009@gmail.com.

Date: July 02, 2019.

Place: Bhayandar.

To,
MAHA RERA,
Maharashtra.

Subject: To execute the Performa of Sale Agreement.

Respected Sir / Madam,

We Mr. Manharlal Balvantraai Mehta, Mr. Anand Ramprasad Agrawal AND Harish Babulal Agrawal Partners of M/s. Maxus Prime Realty LLP., do hereby confirm that we will execute the Agreement of Sale, for the Project/Building named "Salasar Sparsh" As per RERA Act.

Thanking you,
Yours Sincerely.



Manharlal B. Mehta

Signature/Authorized Signatory.

For Maxus Prime Realty LLP

Date: July 02, 2019.

Place: Bhayandar.

To,

Address: _____

Dear Sir / Madam,

Sub: Allotment of Flat. ___ on ___ Floor in the Wing ___ of Building known as "SALASAR SPARSH".

1. We are jointly developing a residential cum commercial project "SALASAR SPARSH", on piece of land bearing Survey No. (New) 207 (Hissa No) 2 And Survey No.(New) 165 (Hissa No) 1. of Bhayandar Village, within Mira Bhayandar Municipal Corporation limits situated at Bhayandar West.

2. We are pleased to allot you Flat no. ___ on the ___ Floor in the Wing ___ admeasuring approximately ___ Square Feet (Carpet) for a total consideration of Rs. _____ (Rupees _____)

3. It is further agreed that you shall make payments due to us, immediately on receipt of the demand notice and if payment is not made pursuant there to then we shall give you 7 days notice within which you shall be required to pay the amount demanded with interest at the rate of 24% per annum (compounded and if you fail to do so then this allotment shall automatically stand cancelled).

4. In addition to the payment to be made by you as stated in paragraph 2 above, you have also agreed to pay additional expenses for certain works for the Flat hereby allotted to you, as follows:

| PARTICULARS | AMOUNT |
|----------------------------------|--------|
| Development Charges | |
| Solar & Fire Fighting System | |
| LUC Charges | |
| 18 Month Adv. Maintenance Approx | |
| Society Formation | |
| Legal Expenses | |
| TOTAL | |

5. We shall have full right and absolute authority and shall be entitled to, at any time hereafter to change, alter and amend the plans, design, elevation of building and you shall not have any objection and/or say in this regard.
6. It may be noted, that upon termination/cancellation of the allotment of the said flat we will be entitled to retain the money given towards token amount as cancellation charges or such loss incurred in the said premises to the new purchaser, whichever is more. We shall refund the balance if any due to you after a new purchaser has been found for the said shop.
7. It may be further noted that after the allotment letter has been issued or after the execution of agreement for sale in respect of said shop, for the first immediate transfer to a third party, we shall not charge any transfer fee. However for the transfer thereafter the transferor shall pay to us transfer fees as per commercial understanding with the builders.
8. All the terms and conditions mentioned in the agreement for sale prepared by our advocate shall be binding on you.
9. The stamp duty, registration charges, service tax and any other value added taxes on all documents to be executed between both the parties shall be borne and paid by you alone.

Thanking you,
Yours Sincerely.

Signature/Authorized Signatory.
For Maxus Prime Realty LLP
Date: July , 2019.
Place: Bhayandar.

DATE:

Receipt

Received from _____ a sum of Rs. _____/- (Rupees
_____ Only) by Cheque no. _____ dated
_____ of _____, _____ Branch being token amount by
consideration mentioned in clause 2 of allotment of the Flat no. _____ on _____ Floor in
_____ Wing and building known as "SALASAR SPARSH".

We say Received,

For Maxus Prime Realty LLP
Date: July , 2019.
Place: Bhayandar.

Note : 1) Receipt issued subject to realization of cheque.