



NO: TSCPL/ORLEM/2/1001

RESERVATION LETTER

To,
Mrs. Pragna Kedia
30/E, Vishwashanti,
6th Floor, Azad Road,
Juhu, Mumbai – 400 049.

Date: 14th September, 2013.

PAN: ADWPK9701F

Sub: Reservation of the flat No. 2/2401 on 24th floor in Residential Project (TOWER – 2) by Transcon – Sheth Creators Private Limited.

Project: Residential Project developed by Transcon Group situated at CTS No.367, 365, 366, 371(pt.) of Village Valanai Taluka Borivali, Orlem, New Link Road, Malad (West), Mumbai – 400 064.

Dear Sir/Madam,

We are pleased to inform you that we agree to provisionally reserve the aforesaid flat No. 2/2401 on 24th floor as requested by you, subject to statutory approvals. The carpet area of the said flat is 585 sq. ft. The total value of the flat is **Rs. 65,13,750/- (Rupees: Sixty Five Lakhs Thirteen Thousand Seven Hundred Fifty Only)**. You are aware that this plans shown to you are tentative and subject to statutory approvals.

The price of the above flat would be **Rs. 65,13,750/- (Rupees: Sixty Five Lakhs Thirteen Thousand Seven Hundred Fifty Only)** which is to be paid as under:-

- YKS
- | | |
|--------------------|--|
| 1. Rs. 16,28,500/- | on booking (25%) |
| 2. Rs. 9,77,063/- | on Starting of the work of building (15%) |
| 3. Rs. 3,25,688/- | on completion of the plinth of the building (5%) |
| 4. Rs. 29,31,188/- | during the slabs of the building (45%) |
| 5. Rs. 1,95,412/- | on brick work of the building (3%) |
| 6. Rs. 1,95,412/- | on plaster of the building (3%) |
| 7. Rs. 2,60,487/- | on possession of the building (4%) |



In addition to the above society formation charges, entrance fees, electricity / water charges, development charges etc. are to be paid on or before possession or as demanded by the developer.

We further confirm that we have received a sum of **Rs. 10,00,000/- (Rupees Ten Lacs Only)** by following cheque/s as earnest money towards the said flat:

Cheque Date	Cheque Number	Cheque Amount	Drawee Bank Name
20/12/2007	330955	10,00,000/-	PUNJAB NATIONAL BANK

It is hereby agreed that payment of the installment shall be made within 14 days of our demand failing which interest @21% p.a. shall be charged and if such payment is delayed beyond 21 days of on demand the booking will be automatically cancelled without any further reference to you and you will have no claim on the said flat. All the payments should be made by "A/C PAYEE" cheque in favour of **"M/S TRANSCON – SHETH CREATORS PRIVATE LIMITED"**.

The work of the above said building will start within 6 to 8 months from the date of reservation and the said project will be completed by Transcon Group only.

A sum of Rs. 35/- (Rupees Thirty Five Only) per square foot per floor will be charged and paid extra before execution of sale agreement. On execution of the sale agreement this allotment letter shall automatically stand cancelled and treated as null and void without any further action by the buyers or sellers.

In addition to the above amount you will have to pay us other charges, deposits, advances and stamp duty, Registration charges and any other taxes applicable and levied by State government or Central Government, on or before taking possession of the said flat as per the terms of formal ownership Agreement for sale under the Maharashtra Ownership, Act, 1963 which shall be duly entered forthwith into due course of time on intimation from us.

As a token of your agreement to the above terms and conditions please sign this letter.

Yours Faithfully,

For **TRANSCON – SHETH CREATORS PRIVATE LIMITED**

I have read and agree.

Director