

NO: TP/Alt/0230

ALLOTMENT LETTER

To,
ROHIT GARODIA,
303, Sunderam, Mistry Complex,
J. B. nagar Andheri (East), Mumbai - 400 059.

Date: 16th May 2011.

Sub: Allotment of the flat No.1/1409 in residential project by Transcon Properties Pvt. Ltd.

Project: Residential Project developed by Transcon Group situated at CTS No.326, 327, 328, 330, 330/1 & 330/2, 332, 333, 371(pt.) 374(pt.) 416, 422, 424, 426, 427 of Village Valanai Taluka Borivali, Orlem, New Link Road, Malad - West, Mumbai - 400 064.

Dear Sir,

We are pleased to inform you that we agree to provisionally allot the aforesaid flat No. 1/1409 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 Lacs Thirteen Thousand Seven Hundred Fifty only).

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

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

Transcon Properties Private Limited

Corporate Office: C-302, 3rd, floor, Waterford Bldg., Juhu Lane, Above Navnit Motors, Andheri [W], Mumbai-400058
Tel.: 91-22-66894000 | Fax: 91-22-66894004 | E-mail: info@transcon.in | www.transcon.in

We further confirm that we have received a sum of Rs. 16,28,500/- (Rupees Sixteen Lakh Twenty Eight Thousand Five Hundred Only) by following cheque/s as earnest money towards the said flat:

Cheque Date	Cheque No.	Cheque Amount	Drawee Bank Name
25-Mar-2011	572817	1,000,000.00	HDFC Bank Limited
06-Apr-2011	572818	628,500.00	HDFC Bank Limited

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 the booking will be treated as 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 PROPERTIES PRIVATE LIMITED"**.


The work of the above said building will start within 6 to 8 months from the date of allotment 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.

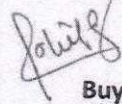
As a token of your agreement to the above terms and conditions please sign this letter.

Yours Faithfully,

 For M/S TRANSCON PROPERTIES PRIVATE LIMITED

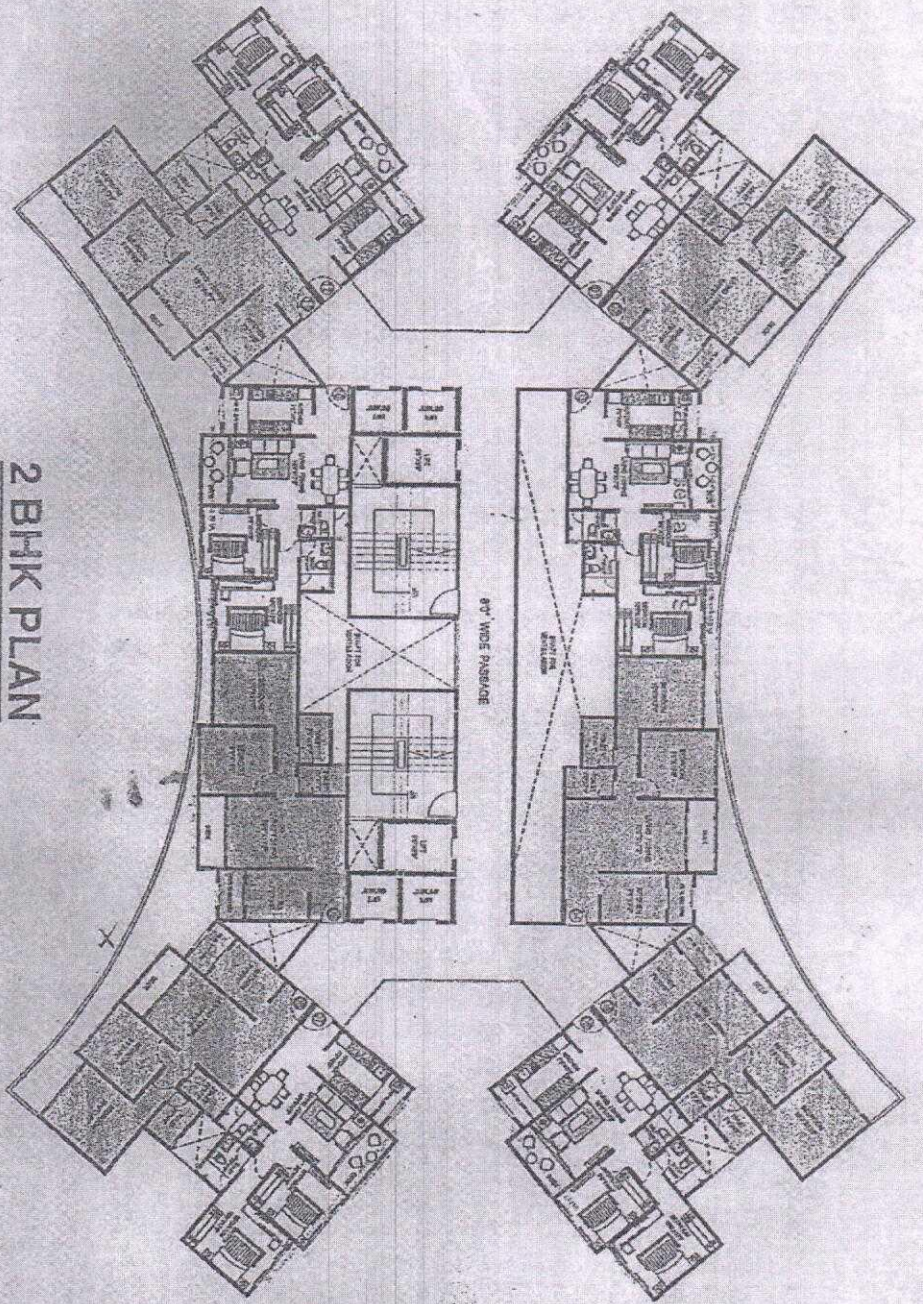

Director

I/We Read and Agree.


Buyer/s

Transcon Properties Private Limited

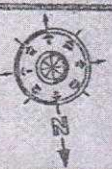
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2 BHK PLAN

**PROPOSED RESIDENTIAL FOR TRANSCON
AT LINK ROAD - MALAD (WEST)**

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ARCHITECT
Roza Qabul
PLOT NO. 73, 2nd FLOOR
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