

SAMTA BUILDERS PVT. LTD.

ALLOTMENT LETTER

Date : 22nd May 2010

To ,

Mrs. Pragna K. Kedia

6th Floor, Vishwa Shanti,

30-E, Azad Road,

Juhu Koliwada,

Mumbai 400 049

Dear Madam,

Ref : Allotment of Flat No. **2301** in 'A' Wing on the 23rd Floor of our Project "**Tirumala Habitats**" to be constructed on a portion of land bearing C.T.S No 622 – B, Balrajeshwar Road, Mulund (West), Mumbai 400 080.

1. As conveyed to you, we had pre-committed to sell Flat No. **2301** in 'A' Wing of our Project "**Tirumala Habitats**" to M/s. Karm Trading and Investment Pvt. Ltd. They have assigned their rights in your favour, and required that we issue a letter of allotment of the above flat in your favour.
2. We therefore issue this letter of allotment in respect of Flat No. **2301** in 'A' Wing of the Complex admeasuring 740 sq.ft. carpet area being constructed by us on a portion of land bearing C.T.S. No.622-B of Mulund (West) situated at Balrajeshwar Road, Mulund (West), Mumbai 400 080 (the said flat). The total consideration payable by you to us in respect of the said flat would be Rs. 68,60,000/= (Rupees Sixty Eight Lakhs Sixty Thousand Only). We have so



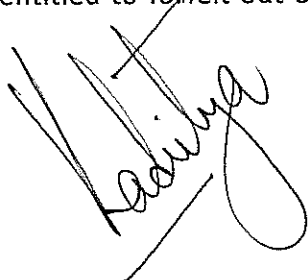
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far received from you a sum of Rs.10,00,000/= (Rupees Ten lakhs Only) out of the total consideration and the balance is to be paid as per the schedule given hereunder, viz.

- a. Immediately towards balance amount of Earnest Money of Rs. 29,000/= (Rupees Twenty Nine Thousand Only).
- b. On or before allotment Rs. 6,86,000/= (Rupees Six Lakhs Eighty Six Thousand Only).
- c. On or before Plinth Completion Rs. 6,86,000/= (Rupees Six Lakhs Eighty Six Thousand Only).
- d. On or Before 1st Slab Rs. 3,43,000/= (Rupees Three Lakhs Forty Three Thousand Only).
- e. On or Before 3rd Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- f. On or Before 5th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- g. On or Before 7th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- g. On or Before 9th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- i. On or Before 11th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- j. On or Before 13th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- k. On or Before 15th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- l. On or Before 17th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- m. On or Before 19th Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- n. On or Before 21st Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- o. On or Before 23rd Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- p. On or Before 25th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- q. On or Before 27th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- r. On or Before 29th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).

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- s. On or Before 31st Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- t. On or Before 33rd Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- u. On or Before 35th Slab Rs. 2,05,800/= (Rupees Two Lakhs Five Thousand Eight Hundred Only).
- v. On or Before Plaster Rs.2,74,400/= (Rupees Two Lakhs Seventy Four Thousand Four Hundred Only).
- w. On Possession Rs. 3,43,000/= (Rupees Three Lakhs Forty Three Thousand only).
3. In addition to aforesaid, you have to bear charges towards registration , stamp duty, proportionate share of water and electricity charges, development charges, water and power connection deposit and charges, and deposits payable to local authorities , legal and documentation charges, land and building development charges, VAT, service tax, works contract tax, society corpus share or any additional charges or levies, and all other taxes, cess, etc. that may be levied by the local authority or the State Government or Central Government on the Project or in respect of the concerned premises or the Complex as the case may be .
4. You will also share and bear a proportionate part of the taxes and outgoings in respect of the said flat and common facilities and towards charges payable to the Facility Management Agency for the maintenance of the common areas and towards cost of formation & registration of proposed society, and towards its reserve funds etc.
5. It is hereby agreed that payment of installments shall be made within 7 days of demand being made on you, failing which interest @ 18% shall be charged and if payment due is further delayed, the booking after giving 15 days written notice will be treated as cancelled and we shall then become entitled to forfeit out of such amounts paid by you (towards loss caused to



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us) as we deem appropriate in this behalf, which shall not be less than 15% of the total agreed consideration of the flat, and refund the balance, if any received from you, after sale of the said flat by us to new purchasers, but without interest.

6. You have desired to postpone the execution of the regular Agreement for Sale. On your calling upon us, we shall execute the regular Agreement for Sale against your making payment of minimum of Rs.41,16,000/= (Rupees Forty One Lakhs Sixteen Thousand Only) out of the total consideration of the said flat. On execution of the Agreement for Sale, this letter of allotment shall automatically stand cancelled, and you shall return the same to us. You shall also then register the Agreement for Sale with the concerned Sub-Registrar of Assurances, and we shall attend and admit execution thereof by us.

Yours faithfully,

Yours faithfully,

For SAMTA BUILDERS PVT LTD


DIRECTOR/AUTHORISED SIGNATORY

I agree and confirm the above



(Pragna K. Kedia)

