

To,

Date :-

_____ .

Dear Sir/Madam

Re: Booking of **flat bearing No. _____ on the _____ floor in Wing - A of the proposed Project “Sterling Heights” Building no. 1 admeasuring [_____] sq. mtrs. carpet area** on(“said Flat”) Situated at S. No. 73, Sector III, **GOKHIVARE, VASAI (EAST)**, Taluka Vasai, District Palghar within the limits of Vasai-Virar Shahar Mahanagar Palika and within the Registration Sub-district of Thane (“the said Flat”).

On your request, we have agreed to book the said Flat in your favour, for a **total consideration of Rs. _____/- (Rupees _____ Only) (“Sale Price”)**. We acknowledge receipt of Rs. _____ only) (“Booking Amount”) towards the booking of said Flat. The Sale Price excludes the other charges and outgoings as may be specified under these presents.

1) As agreed between us, the balance consideration of Rs. _____/- (Rupees _____ Only) shall be payable by you to us in the following manner:

Payment Schedule for Flat

Sr No.	Activity	% Age
1	EARNEST MONEY	10.00
2	COMPLETION OF PLINTH	10.00
3	COMPLETION OF 1ST SLAB	8.00
4	COMPLETION OF 2ND SLAB	8.00
5	COMPLETION OF 3RD SLAB	7.00
6	COMPLETION OF 4TH SLAB	7.00
7	COMPLETION OF 5TH SLAB	5.00
8	COMPLETION OF 6TH SLAB	5.00
9	COMPLETION OF 7TH SLAB	5.00
10	COMPLETION OF 8TH SLAB	3.00
11	COMPLETION OF 9TH SLAB	3.00
12	COMPLETION OF 10TH SLAB	3.00
13	COMPLETION OF 11TH SLAB	3.00
14	COMPLETION OF 12TH SLAB	3.00

15	COMPLETION OF 13TH SLAB	3.00
16	COMPLETION OF 14TH SLAB	3.00
17	COMPLETION OF 15TH SLAB	3.00
18	COMPLETION OF BRICK WORK	3.00
19	COMPLETION OF FLOORING	3.00
20	COMPLETION OF EXTERNAL PAINTING	3.00
21	BEFORE POSSESSION	2.00
	Total :	100.00

2) At your request, we shall permit you exclusive right to use _____ vehicle parking space in the building. It is clarified that location of the Vehicle Parking shall be identified by us at their sole and absolute discretion at the time of offering possession of the Flat.

3) You shall make timely payment of the Sale Price as per the payment schedule mentioned above, time being of the essence. It shall be your obligation to make the payment of each of installment of the Sale Price after deducting the Tax Deducted at Source (“TDS”) as per applicable law. The deduction of an amount made by you on account of TDS as may be required under prevailing law while making any payment of the Sale Price or any part thereof to us, shall be acknowledged/credited by us only upon you submitting the original tax deduction at source certificate/challan and provided that the amount mentioned in the certificate/challan matches with the Income Tax Department site.

4) In the event you committing breach of any of the terms and conditions contained in this letter, then we shall be entitled to terminate this letter after issuing, firstly a notice of 15 days and thereafter a notice of 7 days (“Notice Period”) in writing. In the event of you fail and neglect to rectify such breach within the Notice Period then this letter shall stand terminated ipso facto without any further act, deed or thing and upon such termination, you shall have no claim on the Flat. Upon such termination we shall be at liberty to dispose off and sell the Flat to such person and at such price as we may in our absolute discretion think fit and proper. Upon such termination we shall be entitled to forfeit (i) the Booking Amount (ii) brokerage expenses if any, and (iii) applicable taxes / statutory dues / interest / penalties as agreed, pre-estimated, genuine and reasonable liquidated damages.

5) The Promoters shall be entitled to offer receivables from the Flat as security to any Credit / Financial Institution, bank or other person / body.

6) Notwithstanding anything contained in this Letter or otherwise, in the event the cheque/s issued by you is/are bounced / not honoured by the banker/s then without prejudice to our rights to claim interest on the amounts due and/or cancel and terminate the booking of the said Flat in the manner provided herein, you shall be liable to pay Rs.1000/- (Rupees One Thousand only) plus service tax, towards cheque/s bouncing charges for each such incident.

7) We shall have the right to reject the booking at our sole discretion and without assigning any reason for the same, till the execution and registration of the Agreement for Sale between ourselves and you under the applicable law. In the event of rejection of the booking, the amounts paid by you up to the date of such rejection shall be refunded to you in full without any interest within 45 (Forty Five) days from the date of such rejection.

8) You hereby agree and undertake to execute and register an Agreement for Sale under the provisions of applicable law in respect of the said Flat, within 10 (Ten) days from the date of intimation by us in the form as drawn up by us. It is clarified that we shall call upon you to execute and register Agreement for Sale, subject (i) this Letter is not rejected by us, (ii) you are observing and performing all the terms and conditions of this Letter and (iii) you paying the necessary stamp duty and registration charges thereon. In the event you fail and/or neglect to execute and register the Agreement for Sale within the agreed time as stipulated under this clause, then, without prejudice to the rights and remedies available to us under RERA or otherwise including right to cancel this letter, you shall be liable to pay interest at the rate of the amount equivalent to the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon (hereinafter referred to as "Interest Rate") per annum on the Booking Amount calculated from the date of this Letter till execution and registration of the Agreement for Sale by the Applicant(s) or cancellation and termination of this Letter, (whichever is earlier).

9) You agree and undertake to be bound by and undertake to perform all the obligations and the terms and conditions as contained herein, including the obligation to make payments of Sale Price as per the payment schedule specified herein.

10) You hereby confirm, agrees and acknowledges that, if booking of the said Flat is done through any Agent/Broker ("Agent/Broker"), then in that event we shall not be held liable and responsible for any misrepresentation, misleading or false information provided by such Agent/Broker. You further agree and confirm that we shall not be held liable and responsible for any internal arrangement arrived at by and between such Agent/Broker with yourself/yourselves.

11) The proposed building will be constructed in accordance with the sanctioned plans and permissions, with a right to modify and alter the plans and you have given and accorded your free, full and informed consent of the same Subject to area remaining the same.

12) This Letter is not transferable or assignable without our previous Written Consent.

13) In addition the above said consideration you shall also bear and pay the following further amounts and charges:

a. Stamp duty and registration charges in respect of the said Agreement.

b. Proportionate Stamp duty and registration charge towards the execution and registration of the deed of Conveyance in favour of the Society.

c. All taxes including Service Tax, Labour Cess, VAT, GST etc., will be payable by you, if applicable.

d. Legal Charges.

e. Share money, application and entrance fee of the Society/Limited Company Condominium.

f. Proportionate deposit for the maintenance, management and upkeep of the building as may be fixed as also taxes and other outgoings.

g. Proportionate deposit for the maintenance, management and upkeep of the garden areas as may be fixed.

h. Deposits and other charges payable for electricity, water and other services connections to building.

14) A regular and detailed Agreement under the applicable law will be executed in due course of time. The provisions of the Agreement to be executed shall supersede this Allotment Letter and this Allotment Letter shall stand cancelled and terminated on execution of such Agreement

15) I/We agree to any changes/amendments /modifications provided within the amenities /layout/ plans or the specifications which are set out during the course of my booking without any reference and I/ We shall not raise any objection in respect thereof.

16) This Letter is only for confirming the booking of the Flat and the Flat will be reserved for you especially, subject to your above confirmation.

17) Stamp duty and registration charges in respect of the captioned Flat will be paid by you.

18) Please confirm the above at the foot hereof.

Yours truly,
For SHANTEE HOUSING

I/We confirm:

Authorised Signatory
