

Ultra Space Developers Private Limited

MODIFIED LETTER OF ALLOTMENT

To,

MR. GHANSHYAM DHANJIBHAI DHOLAKIA
THE CAPITAL, OFFICE NO- 1701,
B-WING, 17TH FLOOR, OPP. ICICI BANK,
BANDRA-KURLA, COMPLEX,
BANDRA (EAST),
MUMBAI-400051.

Dear Sirs,

Re: i. Booking of Flat No. **1502 - A Wing** in "Insignia", situated at Firoz Tin Factory, University Road, near Amar Brass, Kalina, Santacruz (E), Mumbai 400 050 under Booking Form dated **21 FEB 2010** ("**Booking Form**").

1. We refer to the said Booking Form and the said Letter of Allotment where under we have agreed to allot at your request Flat No. **1502** on **15th** floor in **A Wing**, in "**INSIGNIA**" having **1700** square feet area including staircase and service area ("**said Old Flat**") for the aggregate consideration of **Rs. 2,55,00,000/- (Rupees Two Crore Fifty Five Lakh Only)** exclusive of all other deposits, legal charge and cost of formation of co-operative society, stamp duty, registration charges, and development charges. Out of the total consideration, you have paid an amount of **Rs.5,00,000/-** vide cheque dated **22/02/2010** bearing No. **707772** drawn on **BANK OF INDIA**, **Rs. 23,00,000/-** vide cheque dated **12/04/2010** bearing No. **707774** drawn on **BANK OF INDIA**, **Rs. 13,25,000/-** vide cheque dated **21/04/2010** bearing No. **707787** drawn on **BANK OF INDIA**, **Rs. 51,34,116/-** vide cheque dated **18/06/2015** bearing No. **402149** drawn on **STATE BANK OF INDIA**, **Rs. 49,988/-** vide challan dated **07/07/2015** drawn on **STATE BANK OF INDIA**, **Rs. 27,28,296/-** vide cheque dated **04/11/2015** bearing No. **184121** drawn on **STATE BANK OF INDIA**, **Rs. 26,437/-** vide challan dated **07/11/2015** drawn on **STATE BANK OF INDIA**, **Rs. 16,80,144/-** vide cheque dated **26/02/2016** bearing No. **325809** drawn on **STATE BANK OF INDIA**, **Rs.16,257/-** vide challan dated **26/02/2016** drawn on **STATE BANK OF INDIA**, **Rs. 16,83,469/-** vide RTGS dated **29/08/2016** bearing No.

1

Ultra Space Developers Private Limited

52016082933778472 drawn on **STATE BANK OF INDIA** and **Rs.16,266/-** vide challan dated **7/9/16** drawn on **STATE BANK OF INDIA**, **Rs.6364/-** vide challan dated **13/12/16** drawn on **STATE BANK OF INDIA**, and **Rs. 639452/-** vide cheque dated **29/11/16** bearing No. **611015** drawn on **STATE BANK OF INDIA**, aggregating to **Rs. 1,61,05,789/- (Rupees One Crore Sixty One Lakh Five Thousand Seven Hundred Eighty Nine only) Including Service Tax** as advance in respect of the said Old Flat.

2. Due to change in Development Control Regulation for Greater Mumbai, 1991, we are constrained to alter/amend the building plans. In view of the same, you have requested us to allot another flat on a lower floor of INSIGNIA in place and stead of the said Old Flat.
3. Pursuant to discussions and negotiations we have had with you, it has been mutually agreed to allot to you Flat No. **503** on **5th** floor in **B Wing**, in **"INSIGNIA"** having **2085 sq.ft.** area including staircase and service area ("**said New Flat**") in place and stead of the said Old Flat which you hereby agree and accept.
4. The total consideration in respect of the said New Flat is **Rs. 2,03,28,750/- (Rupees Two Crore Three Lakh Twenty Eight Thousand Seven Hundred Fifty Only)**. The advance of **Rs. 1,61,05,789/- (Rupees One Crore Sixty One Lakh Five Thousand Seven Hundred Eighty Nine only) Including Service Tax** paid by you to us in respect of the said Old Flat as more particularly recorded in clause 1 hereinabove, shall be treated as advance paid by you to us in respect of the said New Flat and the receipts issued to you shall be considered and be treated to have been issued in respect of the said New Flat. Further you have agreed and do once again hereby agree that the balance amount of **Rs. 4691065/-** shall be payable by you to us as mentioned hereunder, time for payment of the same being essence of contract:
 - (a) a sum of **Rs.4691065/-** on handing over possession to you.
5. The total consideration in respect of the said New Flat is exclusive of all other deposits, legal charge and cost of formation of co-operative society, stamp duty, registration charges, development charges, all such taxes, levies, duties, cesses including Service Tax, and VAT. Please note that the necessary Agreement for sale of the said New Flat will be executed in due course and you agree and undertake to come forward to execute and register the same as and when called upon by us.

Ultra Space Developers Private Limited

6. It is specifically agreed by and between us that the time of payment of all installments is the essence of contract. In case you commit any default in payment of any installments, then we shall intimate you by serving a notice under UCP (Under Certificate of Posting) at the address mentioned above. After the expiry of notice period of 15 days from the date of the notice, this offer shall stand automatically cancelled and all the amounts paid by you shall be refunded without any interest after deducting all expenses and losses.
7. Simultaneously with the execution hereof, you agree and confirm that the said Booking Form and the said Letter of Allotment shall stand modified i.e. cancelled and replaced by this Modified Letter of Allotment to mean that we have allotted you the said New Flat since **23 December 2016** on the terms and conditions recorded herein. The parties have struck off and/or cancelled all the pages of the said Booking Form and/or the said Letter of Allotment and initialed the same.
8. You hereby agree and confirm, that you have no right, title interest of any nature whatsoever in respect of or upon the said Old Flat or any part thereof or under the said Booking Form and/or the said Letter of Allotment or upon us in respect of the same. You further agree, confirm and record that no loss, damage, harm or prejudice has been caused to you due to the cancellation of the said Old Flat and allotment of the said New Flat and you have neither issued or caused to be issued any notice/s or filed any proceedings nor shall you at any point in time issue or cause to be issued any notice/s or file any proceedings making a claim in respect of the above on any account whatsoever. You further agree and undertake that in event you have issued any notice or caused to be issued any notice or filed any proceedings against us then by virtue of execution of these presents the same shall stand irrevocably and unconditionally withdrawn.
9. You hereby release us from and against all obligations, covenants, terms and conditions arising out of the Booking Form and/or the said Letter of Allotment as if the same were never entered into between the Parties hereto.
10. The parties hereby agree that any reference to the said Letter of Allotment shall mean this Modified Letter of Allotment only.

Ultra Space Developers Private Limited

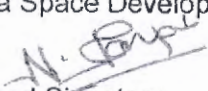
11. You are requested to confirm the above by affixing your signatures and seal herein below.

Dated this 23 day of December 2016.

Thanking you,

I/We agree and confirm the aforesaid

Yours faithfully,
For Ultra Space Developers Pvt. Ltd


Authorised Signatory



(Signature of Flat Purchaser)

B 503

ULTRA SPACE DEVELOPERS PVT LTD

Ground Floor, Dheeraj APts, P.P.Dias Compound, Jogeshwari (East), Mumbai 400060, MAHARASHTRA, India

RECEIPT

Receipt No. : USDPINSIGNIARB2010FEB00073

Receipt Date : 22/02/2010

Received with thanks from :

MR. GHANSHYAM DHANJIBHAI DHOLAKIA

The sum of Rupees Five Lacs only , by Cheque No. 707772 dated 22/2/2010 drawn on BANK OF INDIA , Opera House, Mumbai 400 004 towards Booking against INSIGNIA - INSIGNIA - WING A - FIFTEENTH FLOOR - 1502.

Rs. 5,00,000.00

FOR ULTRA SPACE DEVELOPERS PVT LTD

(Issued subject to realisation of Cheque)

(Receiver's Signature)

AUTHORISED SIGNATORY



Sales/Mail Address :- 4th floor,, dheeraj arma,, anant kanekar marg,, bandra(E), Mumbai 400051, MAHARASHTRA, India

B 503

ULTRA SPACE DEVELOPERS PVT LTD

Ground Floor, Dheeraj Apts, P.P.Dias Compound, Jogeshwari (East), Mumbai 400060, MAHARASHTRA, India

RECEIPT

Receipt No. : USDPINSIGNIARB2010APR00069

Receipt Date : 12/04/2010

Received with thanks from :

MR. GHANSHYAM DHANJIBHAI DHOLAKIA

The sum of Rupees Twenty Three Lacs only , by Cheque No. 707774 dated 12/4/2010 drawn on BANK OF INDIA , Opera House, Mumbai 400 004 towards Booking against INSIGNIA - INSIGNIA - WING A - FIFTEENTH FLOOR - 1502.

Rs. 23,00,000.00

FOR ULTRA SPACE DEVELOPERS PVT LTD

(Issued subject to realisation of Cheque)

(Receiver's Signature)

AUTHENTICATORY



Sales/Mail Address :- 4th floor,, dheeraj arma,, anant kanekar marg,, bandra(E), Mumbai 400051, MAHARASHTRA, India

B 503 A 1502

ULTRA SPACE DEVELOPERS PVT LTD

Ground Floor, Dheeraj Apts, P.P.Dias Compound, Jogeshwari (East), Mumbai 400060, MAHARASHTRA, India

RECEIPT

Receipt No. : USDPINSIGNIARB2010APR00111
Receipt Date : 21/04/2010

Received with thanks from :

MR. GHANSHYAM DHANJIBHAI DHOLAKIA

The sum of Rupees Thirteen Lacs Twenty Five Thousand only , by Cheque No. 707787 dated 21/4/2010 drawn on BANK OF INDIA , Opera House Br, Mumbai-04 towards Booking against INSIGNIA - INSIGNIA - WING A - FIFTEENTH FLOOR - 1502.

Rs. 13,25,000.00

(Issued subject to realisation of Cheque)

(Receiver's Signature)

FOR ULTRA SPACE DEVELOPERS PVT LTD

AUTHORITY


Sales/Mail Address :- 4th floor,, dheeraj arma,, anant kanekar marg,, bandra(E), Mumbai 400051, MAHARASHTRA, India

B-503

ULTRA SPACE DEVELOPERS PVT LTD4TH FLOOR, HDIL TOWERS, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai 400051, MAHARASHTRA,
India**RECEIPT**

Receipt No.: USDPINSIGNIARB2015JUN00053

Receipt Date: 18/06/2015

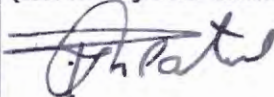
Received with thanks from **MR. GHANSHYAM DHANJIBHAI DHOLAKIA**

The sum of Rupees Fifty One Lacs Thirty Four Thousand One Hundred Sixteen only , by Cheque No. 402149 dated 18/6/2015 drawn on STATE BANK OF INDIA , Mumbai towards Installment (net of TDS) with Service Tax against INSIGNIA - INSIGNIA - WING B - FIFTH FLOOR - 503.

Rs. 5,134,116.00

Break Up Of Service Tax :

Booking Amount	4,948,762.00
Service Tax (3%)	179,955.00
Education Cess (2.00%)	3,599.00
Secondary and Higher Education Cess (1.00%)	1,800.00
Interest on service tax	0.00
Total	5,134,116.00

Category Of Service : Construction of Complex Service**Service Tax Reg No :** AABCU0294JSD002**PAN No. :** AABCU0294J**(Issued subject to realisation of Cheque)**

(Receiver's Signature)**For ULTRA SPACE DEVELOPERS PVT LTD**

ULTRA SPACE DEVELOPERS PVT LTD4TH FLOOR, HDIL TOWERS, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai 400051, MAHARASHTRA,
India**RECEIPT**

Receipt No.: USDPINSIGNIARB2015JUL00013

Receipt Date: 08/07/2015

Received with thanks from **MR. GHANSHYAM DHANJIBHAI DHOLAKIA**

The sum of Rupees Forty Nine Thousand Nine Hundred Eighty Eight only , by Cheque No. dated 7/7/2015 drawn on STATE BANK OF INDIA , towards TDS (CHALLAN NO. 82815) against INSIGNIA - INSIGNIA - WING B - FIFTH FLOOR - 503.

Rs. 49,988.00

Break Up Of Service Tax :

Booking Amount	49,988.00
Service Tax (3%)	0.00
Education Cess (2.00%)	0.00
Secondary and Higher Education Cess (1.00%)	0.00
Interest on service tax	0.00

Total **49,988.00****Category Of Service :** Construction of Complex Service**Service Tax Reg No :** AACBU0294JSD002**PAN No. :** AACBU0294J

(Issued subject to realisation of Cheque)

(Receiver's Signature)

For **ULTRA SPACE DEVELOPERS PVT LTD****AUTHORISED SIGNATORY**

ULTRA SPACE DEVELOPERS PVT LTD4TH FLOOR, HDIL TOWERS, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai 400051, MAHARASHTRA,
India**RECEIPT**

Receipt No.: USDPINSIGNIARB2015NOV00098

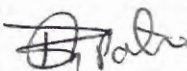
Receipt Date:25/11/2015

Received with thanks from **MR. GHANSHYAM DHANJIBHAI DHOLAKIA**

The sum of Rupees Twenty Six Thousand Four Hundred Thirty Seven only , by Cheque No. dated 7/11/2015 drawn on STATE BANK OF INDIA , Bangalore towards TDS (CHALLAN NO. 22893) against INSIGNIA - INSIGNIA - WING B - FIFTH FLOOR - 503.

Rs. 26,437.00**Break Up Of Service Tax :**

Booking Amount	26,437.00
Service Tax (3%)	0.00
Education Cess (2.00%)	0.00
Secondary and Higher Education Cess (1.00%)	0.00
Interest on service tax	0.00

Total**26,437.00****Category Of Service :** Construction of Complex Service**Service Tax Reg No :** AABCU0294JSD002**PAN No. :** AABCU0294J**(Issued subject to realisation of Cheque)****(Receiver's Signature)****For ULTRA SPACE DEVELOPERS PVT LTD****AUTHORISED SIGNATORY**

ULTRA SPACE DEVELOPERS PVT LTD4TH FLOOR, HDIL TOWERS, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai 400051, MAHARASHTRA,
India**RECEIPT**

Receipt No.: USDPINSIGNIARB2016MAR00008

Receipt Date:03/03/2016

Received with thanks from **MR. GHANSHYAM DHANJIBHAI DHOLAKIA**

The sum of Rupees Sixteen Thousand Two Hundred Fifty Seven only , by Cheque No. dated 26/2/2016 drawn on STATE BANK OF INDIA , Mumbai towards TDS (CHALLAN NO. 03494) against INSIGNIA - INSIGNIA - WING B - FIFTH FLOOR - 503.

Rs. 16,257.00**Break Up Of Service Tax :**

Booking Amount	16,257.00
Service Tax (3%)	0.00
Education Cess (2.00%)	0.00
Secondary and Higher Education Cess (1.00%)	0.00
Interest on service tax	0.00
Total	16,257.00

Category Of Service : Construction of Complex Service**Service Tax Reg No :** AABCU0294JSD002**PAN No. :** AABCU0294J**(Issued subject to realisation of Cheque)****(Receiver's Signature)****For ULTRA SPACE DEVELOPERS PVT LTD****AUTHORISED SIGNATORY**

ULTRA SPACE DEVELOPERS PVT LTD

4TH FLOOR, HDIL TOWERS, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai 400051, MAHARASHTRA,
India

RECEIPT

Receipt No.: USDPINSIGNIARB2016MAR00004

Receipt Date:01/03/2016


Received with thanks from **MR. GHANSHYAM DHANJIBHAI DHOLAKIA**

The sum of Rupees Sixteen Lacs Eighty Thousand One Hundred Forty Four only , by Cheque No. 325809 dated 26/2/2016 drawn on SBI , Mumbai towards Installment (net of TDS) with Service Tax + SBC against INSIGNIA - INSIGNIA - WING B - FIFTH FLOOR - 503.

Rs. 1,680,144.00

Break Up Of Service Tax :

Booking Amount	1,609,427.00
Service Tax (3%)	70,717.00
Education Cess (2.00%)	0.00
Secondary and Higher Education Cess (1.00%)	0.00
Interest on service tax	0.00
Total	1,680,144.00

Category Of Service : Construction of Complex Service**Service Tax Reg No :** AABCU0294JSD002**PAN No. :** AABCU0294J**(Issued subject to realisation of Cheque)****(Receiver's Signature)****For ULTRA SPACE DEVELOPERS PVT LTD****AUTHORISED SIGNATORY**

ULTRA SPACE DEVELOPERS PVT LTD

4TH FLOOR, HDIL TOWERS, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai 400051, MAHARASHTRA,
India

RECEIPT

Receipt No.: USDPINSIGNIARB2016AUG00029

Receipt Date: 29/08/2016

Received with thanks from **MR. GHANSHYAM DHANJIBHAI DHOLAKIA**

The sum of Rupees Sixteen Lacs Eighty Three Thousand Four Hundred Sixty Nine only , by RTGS No. 52016082933778472 dated 29/8/2016 drawn on SBI , Mumbai towards Installment (net of TDS) with ST+ SBC+ KKC against INSIGNIA - INSIGNIA - WING B - FIFTH FLOOR - 503.

Rs. 1,683,469.00**Break Up Of Service Tax :**

Booking Amount	1,610,274.00
Service Tax (3%)	73,195.00
Education Cess (2.00%)	0.00
Secondary and Higher Education Cess (1.00%)	0.00
Interest on service tax	0.00
Total	1,683,469.00

Category Of Service : Construction of Complex Service**Service Tax Reg No :** AABCU0294JSD002**PAN No. :** AABCU0294J**(Issued subject to realisation of RTGS)****(Receiver's Signature)****For ULTRA SPACE DEVELOPERS PVT LTD****AUTHORISED SIGNATORY**

ULTRA SPACE DEVELOPERS PVT LTD

4TH FLOOR, HDIL TOWERS, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai 400051, MAHARASHTRA,
India

RECEIPT

Receipt No.: USDPINSIGNIARB2016SEP00007

Receipt Date: 07/09/2016

Received with thanks from **MR. GHANSHYAM DHANJIBHAI DHOLAKIA**

The sum of Rupees Sixteen Thousand Two Hundred Sixty Six only , by Cheque No. dated 7/9/2016 drawn on STATE BANK OF INDIA , Bangalore towards TDS (CHALLAN NO. 05871) against INSIGNIA - INSIGNIA - WING B - FIFTH FLOOR - 503.

Rs. 16,266.00

Break Up Of Service Tax :

Booking Amount	16,266.00
Service Tax (3%)	0.00
Education Cess (2.00%)	0.00
Secondary and Higher Education Cess (1.00%)	0.00
Interest on service tax	0.00
Total	16,266.00

Category Of Service : Construction of Complex Service

Service Tax Reg No : AABCU0294JSD002

PAN No. : AABCU0294J

(Issued subject to realisation of Cheque)

For ULTRA SPACE DEVELOPERS PVT LTD



(Receiver's Signature)

AUTHORISED SIGNATORY

ULTRA SPACE DEVELOPERS PVT LTD

4TH FLOOR, HDIL TOWERS, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai 400051, MAHARASHTRA,
India

RECEIPT

Receipt No.: USDPINSIGNIARB2016NOV00092

Receipt Date:30/11/2016

Received with thanks from **MR. GHANSHYAM DHANJIBHAI DHOLAKIA**

The sum of Rupees Six Lacs Thirty Nine Thousand Four Hundred Fifty Two only , by Cheque No. 611015 dated 29/11/2016 drawn on SBI , Mumbai towards Installment (net of TDS) with ST+SBC+ KKC against INSIGNIA - INSIGNIA - WING B - FIFTH FLOOR - 503.

Rs. 639,452.00

Break Up Of Service Tax :

Booking Amount	611,649.00
Service Tax (3%)	27,803.00
Education Cess (2.00%)	0.00
Secondary and Higher Education Cess (1.00%)	0.00
Interest on service tax	0.00
Total	639,452.00

Category Of Service : Construction of Complex Service

Service Tax Reg No : AABCU0294JSD002

PAN No. : AABCU0294J

(Issued subject to realisation of Cheque)

For ULTRA SPACE DEVELOPERS PVT LTD



(Receiver's Signature)

AUTHORISED SIGNATORY

ULTRA SPACE DEVELOPERS PVT LTD

4TH FLOOR, HDIL TOWERS, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai 400051, MAHARASHTRA,
India

RECEIPT

Receipt No.: USDPINSIGNIARB2016DEC00125

Receipt Date:14/12/2016

Received with thanks from **MR. GHANSHYAM DHANJIBHAI DHOLAKIA**

The sum of Rupees Six Thousand Three Hundred Sixty Four only , by Cheque No. dated 13/12/2016 drawn on SBI , Mumbai towards TDS (CHALLAN NO. 05520) against INSIGNIA - INSIGNIA - WING B - FIFTH FLOOR - 503.

Rs. 6,364.00**Break Up Of Service Tax :**

Booking Amount	6,364.00
Service Tax (3%)	0.00
Education Cess (2.00%)	0.00
Secondary and Higher Education Cess (1.00%)	0.00
Interest on service tax	0.00
Total	6,364.00

Category Of Service : Construction of Complex Service**Service Tax Reg No :** AABCU0294JSD002**PAN No. :** AABCU0294J**(Issued subject to realisation of Cheque)****For ULTRA SPACE DEVELOPERS PVT LTD****(Receiver's Signature)****AUTHORISED SIGNATORY**

ULTRA SPACE DEVELOPERS PVT LTD

4TH FLOOR, HDIL TOWERS, Anant Kanekar Marg, Station Road, Bandra (E), Mumbai 400051, MAHARASHTRA,
India

RECEIPT

Receipt No.: USDPINSIGNIARB2017JUN00111

Receipt Date:20/06/2017

Received with thanks from **MR. GHANSHYAM DHANJIBHAI DHOLAKIA**

The sum of Rupees One Lacs Fifty Six ThousandThree Hundred Seventy Seven only , by Cheque No. 610993 dated 19/6/2017 drawn on STATE BANK OF INDIA , Mumbai towards MVAT against INSIGNIA - INSIGNIA - WING B - FIFTH FLOOR - 503.

Rs. 156,377.00

Break Up Of Service Tax :

Booking Amount	0.00
MVAT	156,377.00

Total	156,377.00
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Category Of Service : Construction of Complex Service

Service Tax Reg No : AABCU0294JSD002

PAN No. : AABCU0294J

(Issued subject to realisation of Cheque)

For **ULTRA SPACE DEVELOPERS PVT LTD**



(Receiver's Signature)

AUTHORISED SIGNATORY

R. T. G. S / N. E. F. T.



State Bank of India

BKC BRANCH, MUMBAI

Date 15-Sep-17

Details of Funds Transfer through R.T.G.S. / N.E.F.T.

Beneficiary Name	RAJESH MEHTA
Account No.	60157733805
Bank	BANK OF MAHARASHTRA
Branch	SANTACRUZ WEST
IFSC Code No.	MAHB0000299
Amount Rs.	14,76,800.00
Exchange	57.50
Total	14,76,857.50
Applicant's Name	GHANSHYAMBHAI DHANJIBHAI DHOLAKIA
Local Address	1701-A, The Capital Building, 'B' wing, 17th Floor, Opp. ICICI Bank, Bandra Kurla Complex, Bandra (east), Mumbai-400051.
Signature	
UTR No.	SBINH SBINR
Mob.No.	9920553208

SBINR-52017091500013353

Stamp: THE CAPITAL BUILDING, 'B' WING, 17TH FLOOR, OPP. ICICI BANK, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI-400051. Includes 'MAKER' and 'CHECKER' fields.