

KOHINOOR CTNL

INFRASTRUCTURE COMPANY PRIVATE LIMITED

Allotment Letter

Date: 04.08.2021

To,
Mrs. Dipti Jiten Shah
Mr. Jiten Mahasukhlal Shah
6, Laxmi Bhawan, 15F Dr. M. B. Raut Road,
Shivaji Park, Mumbai-400028

Dear Sir/Madam,

We appreciate your decision for booking Office/Unit/Chamber No. B- 1002 and it is our pleasure to welcome you to our iconic project known as "Kohinoor Square" at N. C. Kelkar Road, Dadar (West), Mumbai - 400 028. We are sure that you will feel the sense of pride as an owner of the Unit in "Kohinoor Square".

1. The details of the Unit allotted to you are as under.

Unit No.	1002	Carpet Area	860.50 sq. ft.
Floor No.	10 th	Wing	B
Covered Car Parking Nos.	01	Total consideration / Agreement Value	Rs. 3,64,73,000/-

2. You have paid in respect of the Office/Unit/Chamber, a sum of Rs.11,00,000/- (Rupees Eleven Lakhs Only) as an advance payment or application fee and a sum of Rs. 11,111/- as an TDS payment is payable by you.

Balance amount payable towards agreement value as follow:

- i) Rs. 25,36,189/- (Rupees Twenty Five Lakhs Thirty Six Thousand One Hundred and Eighty Nine Only) shall be payable on or before 05th August, 2021.
- ii) Rs. 54,70,950/- (Rupees Fifty Four Lakhs Seventy Thousand Nine Hundred and Fifty Only) shall be payable on or before 25th August, 2021.
- iii) Rs. 2,73,54,750/- (Rupees Two Crore Seventy Three Lakhs Fifty Four Thousand Seven Hundred and Fifty Only) shall be payable on or before 15th September, 2021.

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3. GST & other applicable taxes if any are payable on every installments as aforesaid by you.
4. **With effect from 1st June, 2013 a duty has been casted upon the Purchaser /s to deduct tax at source (TDS) at the applicable rate on the amount paid, if the total consideration payable in respect of immovable property exceeds Rs.50,00,000/-.**
5. You are aware that the carpet area of the Unit is calculated on bare shell basis, prior to application of any finishes / finishing material and is subject to tolerance of +- 3% on structural, design & construction variances.
6. You agree that, in case you are a non-resident Indian/ foreign national of Indian origin/or any such entity permitted to purchase, then in that event, the You shall be solely responsible for complying with necessary formalities, as laid down in Foreign Exchange Management Act (FEMA), Reserve Bank of India (RBI) Act and/or rules /guidelines made/issued there under and/or applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India or any other formalities in this regard and we shall not be held responsible for any breach/non-compliance by you in this regard.
7. That the time being is the essence of contract for payment of all installments as aforesaid. That an intimation forwarded by us to you that a particular installment is due and payable shall be sufficient proof that a particular installment is due and payable. That the failure to receive such intimation from us, requiring payment of any such installment shall not be a plea, or an excuse for non-payment of any amount or amounts on their respective due dates.
8. All taxes, levies, duties, cesses (whether direct or indirect and whether applicable/payable now or become applicable/payable in future) including, GST and other applicable taxes if any , Property tax, maintenance & other outgoings and costs relating to extra works, if any, as may be required for the said Office / Unit / Chamber on any amount payable under this allotment/ Agreement and/or the transaction contemplated herein shall be borne and paid by you alone as the Purchaser and we are not liable, responsible and/or required to bear and/or pay the same or any part

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thereof. You will also bear the Stamp duty and Registration charges, etc. as applicable at the time of registration of the Agreement (the costs that are mentioned at the time of booking /Allotment are approximate).

9. We would appreciate your making payment as per proposed Payment Schedule. **All payments by Cheque or DD or NEFT should be as follows:**

For Agreement Value

Name	KOHINOOR CTNL INFRASTRUCTURE COMPANY PVT. LTD. MASTER RERA P1 A/C
Bank	Axis Bank Ltd
Branch	Gr. Floor, Shop No- 2 & 3, Priyadarshini Mahila Co op Society Bhav Dadar West , Mumbai - 400028
C.A No.	917020053714397
IFSC Code	UTIB0001902

For GST (if any):

Name	KOHINOOR CTNL INFRASTRUCTURE COMPANY PVT. LTD.
Bank	State Bank of India
Branch	B-202, Parinee, Crescenzo, Comm, Office Bldg., 2nd Floor Wing-B, Plot No. C-38-39, G-Block, Bandra Kurla Complex, Bandra-E
C.A No.	31191807923
IFSC Code	SBIN0008965

10. You shall make payments due to us on its respective due dates. In case of delay or default of the amount, which became due and payable, you are liable to pay interest as provided under the Real Estate (Regulation and Development) Act, 2016 (RERA) on the said amount from the date the said amount is payable till payment thereof. However, this provision shall not authorize you to delay the payment of any amount. In such an event, the demand notice is issued and if payment is not made pursuant thereto then this Allotment shall automatically come to an end and the Allotment amount paid by you stand forfeited. In case of dishonor of any payment cheque, the cheque bouncing charges equivalent 2.5% of the value in question will be

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payable by you . You must also ensure payment of amount of the cheque and cheque bouncing charges within 30 days from the date of dishonor of cheque, failing which the cheque bouncing charges shall increase to 5%.

11. On the basis of the allotment made to you of the said Office/Unit/Chamber you also agree to pay additional expenses as indicated hereunder on or before taking possession of the said Unit.

Particulars	Rs.
Share Money	500/-
Entrance Fee (Rs.100/- per Applicant)	200/-
Charges for formation and registration of the Society	10,000/-
Legal Charges	25,000/-
Electricity Meter Deposit	20,000/-
Deposit towards proportionate share of outgoings for 24 months i.e. @ Rs.25/- per square feet on carpet area of the said Unit payable at the time of handing over possession of the said Unit	5,16,300/-
Deposit towards proportionate share of Property taxes @ Rs.20/- per square feet on carpet area of the said Unit for 24 months will be informed and payable at the time of handing over possession of the said Unit	4,13,040/-

12. We shall have full right and absolute authority and shall be entitled, at any time hereafter to change, alter and amend the lay out, plans, designs, and elevation, etc. of our said project known as "**Kohinoor Square**". We reserve the right to change the same and you shall not have any objections in this regard. Moreover, the Architectural features like Elevation, colour/colour combination of any other feature affecting aesthetics of the building, shown in the Marketing brochures are indicative only. We reserve the right to change the same as per provisions of RERA and you shall not have any objections in this regard.

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13. On termination/cancellation of Allotment, you shall have no right, title, interest, claim or demand or dispute of any nature whatsoever either against us or against the said Unit and we shall be entitled to deal with and dispose of the said Unit to any other person/s as they deem fit without any further act or consent from you.

14. The Allotment in respect of Unit cannot be assigned /transferred to any other person, without our prior permission in writing. Moreover, interchange/swapping of the Unit allotted to you is not allowed.

15. You undertake to execute and register Agreement for Sale in respect of the said Office/Unit/Chamber under the RERA at the earliest. All the terms and conditions mentioned in the Agreement for Sale shall be binding on you and the terms mentioned herein is the basis of commercial understanding between us.

16. This letter is valid subject to realization of Cheque issued by you towards advance payment or application fee and subject to jurisdiction of Courts at Mumbai, Maharashtra.

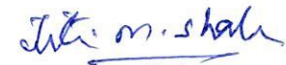
17. Should you have any questions or require any clarification please do not hesitate to contact us. We are once again taking this opportunity to thank you, while assuring personalized and professional services and solicit your co-operation.

**For Kohinoor CTNL Infrastructure
Company Pvt. Ltd.**


Authorised Signatory

We Confirm,


Mrs. Dipti Jiten Shah


Mr. Jiten Mahasukhlal Shah