

**Letter of Allotment**

09<sup>th</sup> October , 2010

To,  
**Mr. Mahesh Maurya**  
4, Laxmi Darshan,  
Bajaj Road Vile Parle (West)  
Mumbai 400 056

Dear Sir / Madam,

**Re: Allotment of an Apartment No. 702 in Wing "C" (named "Capri"), of Building No.7, proposed to be constructed by us as Phase III of the development of the Complex known as 'Raheja Exotica', on the property bearing CTS Nos. 1965, 2053B, 2053C, 2053C-1, 2053D, 2053E, 2055B and 2055C, of Revenue village Erangel, Malad Madh Road, Malad (W), Taluka Borivali, District Mumbai Suburban, in ("Larger Property").**

1. We have informed you as follows-
  - (a) we are developing the abovementioned Larger Property as a Holiday Resort, named "**Raheja Exotica**", in 'phases'; and that as such, we now propose to construct, as Phase III of the said development, a building for residential purposes (Building No.7), (hereinafter referred to as the "**Said Building**") comprising of 3 wings 'A', 'B' and 'C', to be named "Amalfi", "Sicily" and "Capri" respectively. The location of the Said Building is shown by blue outline on the tentative layout plan of the Larger Property attached hereto as **Annexure "1"**;
  - (b) The Brihanmumbai Municipal Corporation ("**BMC**"), has issued the IOD in respect of the Said building bearing No. CHE/9452/BP(WS)AP, dated 10<sup>th</sup> December, 2007, which has been last amended on 31<sup>st</sup> July, 2009 and the Commencement Certificate in respect thereof has been endorsed on 21.08.2009;
  - (c) The Said Building shall have two podiums for parking vehicles, services/utilities / and/or such user/purposes as may be decided by us, stilts on the ground level, partly for parking and partly for the entrance lobby and about 20 upper floors having residential apartments.
2. This is to record and confirm that, at your request, we allot to you, subject to what is stated hereinafter, Apartment No. **702** admeasuring, as per the sanctioned building plans, **594** sq. feet carpet area (**789** sq. feet built up area)



including balcony/s, on the 7th floor of Wing 'C' (named 'Capri') of the Said Building, as shown on the floor plan annexed hereto and marked as Annexure "2", ("Said Apartment"), at or for the lump sum consideration of Rs. 59,93,000/- (Rupees Fifty Nine Lacs Ninety Three Thousand only) ("Consideration").

3. As incidental to the allotment of the Said Apartment, we allot to you, one car parking space \*in the podiums / in the stilts of the Said Building.
4. With full knowledge of the facts set out in clause 1 above you have today delivered to us your cheque for Rs. 2,07,000/- (Rupees Two Lac Seven Thousand only) bearing No. 039299, dated 09-10-2010, drawn of Bank Of India, Mumbai Branch, as and by way of token amount, towards the Said Apartment; which we have accepted subject to what is stated hereinafter.
5. You shall, within 15 days of the date hereof, be bound to pay to us a sum of Rs. 6,91,950/- (Rupees Six Lac Ninety One Thousand Nine Hundred Fifty only), which, together with the token amount of Rs. 2,07,000/- paid by you as aforesaid, shall constitute 15% of the Consideration; and shall constitute the 'Earnest Money Deposit' ("EMD") for the Said Apartment. The balance of the Consideration shall be payable by you, in installments set out in Annexure "3" hereto.
6. Simultaneously with payment of the balance EMD as per paragraph 5 above, you shall also be bound and liable to deliver to us the Pay Orders for the appropriate stamp duty and registration charges payable on the said Agreement for Sale to be executed as mentioned in paragraph (8) hereinafter, which shall be as follows
  - a) Stamp Duty Rs. 2,82,400/- (Rupees Two Lac Eighty Two Thousand Four Hundred only) drawn in favour of "HDFC Bank Ltd. A/c. Stamp Duty". Please note:

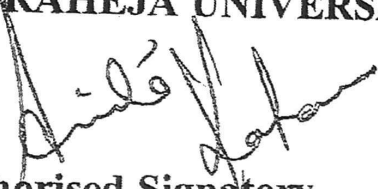
- i) The pay-order should NOT be from a co-operative bank.
    - ii) If you have an account with HDFC Bank, in that case a cheque in favour of "HDFC Bank Ltd. A/c Stamp Duty" shall also do.
  - b) Registration charges Rs.30,000/- (Rupees Thirty Thousand Only) in favour of 'Joint Sub-Registrar Borivali No. II, Mumbai Suburban District'. Please note that the Pay Order has to be from a Nationalised Bank only.
7. In the event of your failing to pay the balance EMD and the Stamp duty and registration charges mentioned above, within 15 days of the date hereof, for any reason whatsoever, the abovementioned allotment shall stand cancelled without any further notice; and we shall be at liberty forfeit the token amount paid hereunder and to deal with the Said Apartment in such manner as we may deem fit.
8. You shall execute the Agreement for Sale in respect of the said Apartment within 15 days of your paying to us the Balance EMD and delivering the Pay



Orders for the Stamp Duty and Registration Charges as aforesaid. The said Agreement shall inter alia provide that, in addition to the Consideration for the Said Apartment, you shall also be bound and liable to pay to us the other charges such as, the legal charges, share money and application fee, electricity meter deposit, clubhouse membership charges, maintenance deposit etc. as per the terms of the said agreement.

9. You shall not be entitled to transfer or assign the benefit of the allotment hereunder or of the Agreement for Sale to be executed in pursuance thereof, to any third party, for a period of 21 months from the date of the execution and registration of such Agreement for Sale in respect of the Said Apartment.
10. Please confirm the above by signing at the foot of the duplicate of this letter.

Yours faithfully,  
For **RAHEJA UNIVERSAL LTD.**



**Authorized Signatory**

We confirm the above.



**Mr. Mahesh Maurya**

ANNEXURE - 1

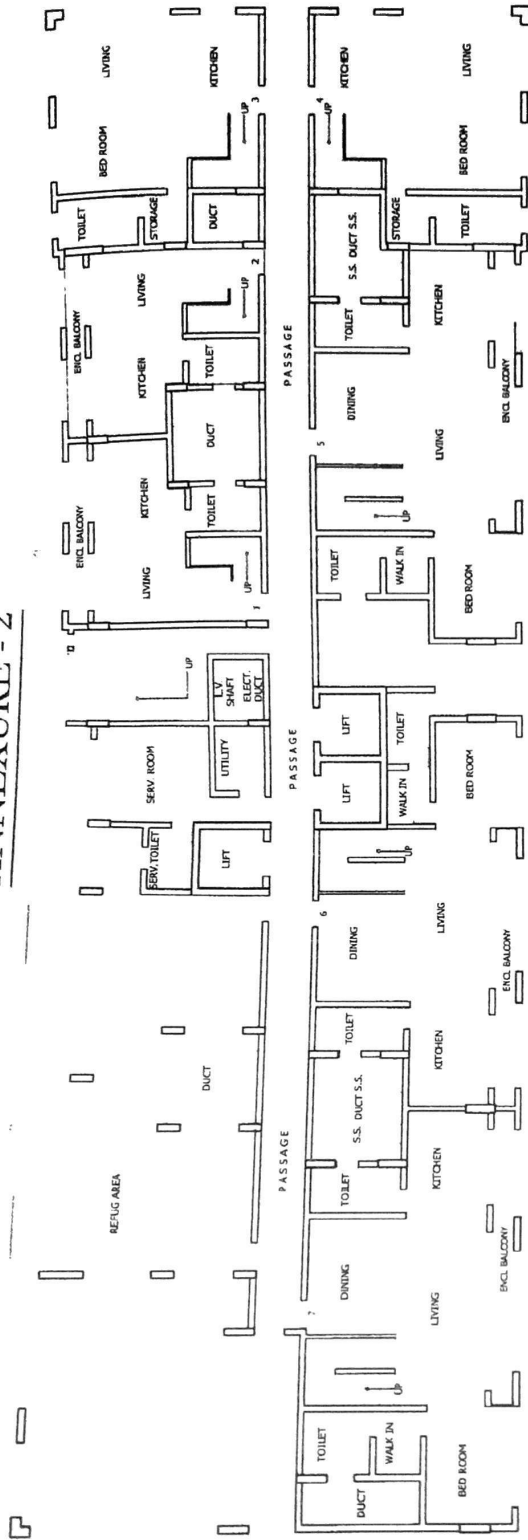
STATE OF KERALA  
BUDGET



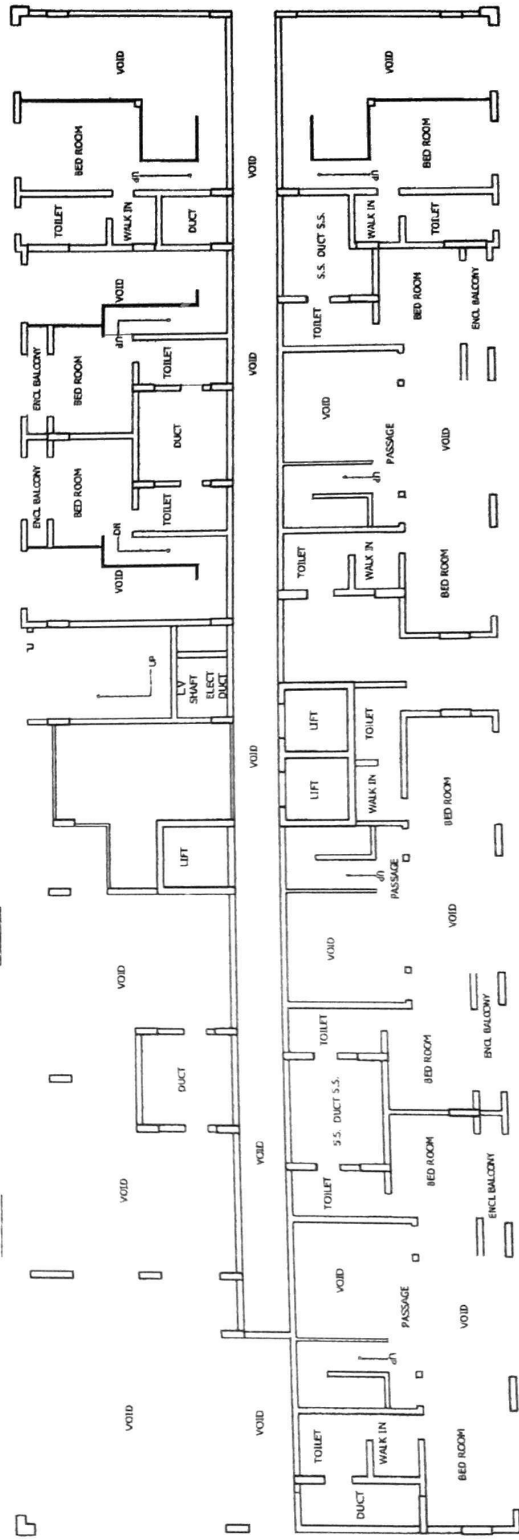
FOR DEPT. OF REVENUE  
GOVT. OF KERALA

*[Handwritten signature]*

ANNEXURE - 2



TYPICAL DUPLEX LOWER FLOOR PLAN  
(7TH & 15TH FLRS)



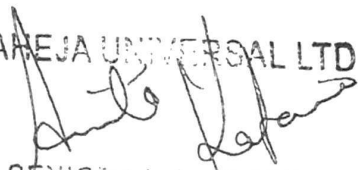
TYPICAL DUPLEX UPPER FLOOR PLAN  
(8TH & 16TH FLRS)

FOR RAHEJA UNIVERSITIES LTD.

*[Signature]*  
SENIOR VICE PRESIDENT

<b>ANNEXURE 3</b>	
<b>Activity</b>	<b>Percentage</b>
EMD Including Token	15%
Plinth (Basement 2 Bottom Slab)	22%
Slab 2 (Stilt Bottom Slab)	4.50%
Slab 4 (1 <sup>st</sup> floor)	4.50%
Slab 6 (3 <sup>rd</sup> floor)	4.50%
Slab 8 (5 <sup>th</sup> floor)	4.50%
Slab 10 (7 <sup>th</sup> floor)	4.50%
Slab 12 (9 <sup>th</sup> floor)	4.50%
Slab 14 (11 <sup>th</sup> floor)	4.50%
Slab 16 (13 <sup>th</sup> floor)	4.50%
Slab 18 (15 <sup>th</sup> floor)	4.50%
Slab 20 (17 <sup>th</sup> floor)	4.50%
Slab 22 (19 <sup>th</sup> floor)	4.50%
Slab 24 (Terrace floor)	4.50%
Brickwork	4.50%
Possession	4.50%
<b>Total</b>	<b>100.00%</b>

FOR RANEJA UNIVERSAL LTD.

  
SENIOR VICE PRESIDENT

