

LETTER OF ALLOTMENT

01st June 2017

To

Ms. Pragya Shree
N 209, First Floor, N Block,
Mayfield Garden, Sector 51,
Gurgaon, Haryana

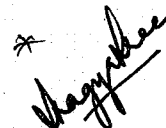
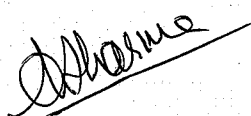
Dear Ms. Pragya Shree,

We, Property Bucket Pvt Ltd intend to develop Apartment Buildings on the property, a development to be called Passions de Goa, after taking all the required permissions from the Government of Goa.

A land parcel known as "SANQUACHI ARADDY" situated at Anjuna, Bardez Goa bearing Survey No. 28/1 admeasuring 1950 square meters (Property) has been purchased for this Development.

After possession the Apartments and the property would be managed, maintained and rented on a fee basis by the Vendor (Property Bucket Pvt Ltd) for a minimum period of 5 years from the date of possession. A separate agreement would be executed for this purpose with the apartment owners or the Co-operative housing society of the owners.

1. This letter goes to you as you have chosen to participate for allotment of units.
2. You are hereby allotted unit no 201 with carpet area 298 sqft (Aprox)and built up area including balcony 392 sq ft. (Aprox).



PROPERTY BUCKET PVT. LTD.

Add : 905 Sundew, Raheja Vihar, Chandivali, Andheri (E), Mumbai - 400 072.
CIN : U45209MH2013PTC249294 | Service Tax No. AAHCP4154ASD002

3. The payment schedule is as follows:-

Payment Schedule			in Rs.	
1st Inst	Earnest Money Deposit	10	2,60,000	10
2nd Inst	On Execution of Agreement	30	5,20,000	20
3rd Inst	On Plinth	45	3,90,000	15
4th Inst	Completion of 1 st Slab	53.3	2,16,667	8.33
5th Inst	Completion of 2 nd Slab	61.33	2,16,667	8.33
6th Inst	Completion of 3 rd Slab	70	2,16,666	8.33
7th Inst	On Internal Plaster & Flooring	75	1,30,000	5
8th Inst	Completion of Sanitary Fittings	80	1,30,000	5
9th Inst	Completion of External Plaster	85	1,30,000	5
10th Inst	Completion of Electrical Fittings	95	2,60,000	10
11th Inst	On Occupation Certificate	100	1,30,000	5
Total towards Flat Cost			26,00,000*	

*VAT, Service Tax, Stamp Duty, Registration costs are extra as per the prevailing government rates and taxes.

[Handwritten Signature]

[Handwritten Signature]

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Please Note: VAT and Service tax, registration rates and stamp duty are estimated based on the current rates and are subject to change as per prevailing laws and rates Introduction of GST by the government may also change the tax rate

Any other statutory charges which may be imposed by the authorities from time to time will also be payable by the applicants

The sale value, payment schedule and the payment time-lines are provisional and may vary due to changes in the taxes, permissions, sanctions, costs of material and labor or any other reason beyond control

4. Bank A/c Details for payments:

All installment amounts to be transferred to: Property Bucket Private Ltd, Bank: Axis Bank Ltd., A/C No: 913020050909835, IFS Code: UTIB0000741 Account Type: Current Account Branch: Sakinaka, Andheri East, Mumbai. For foreign currency remittance- SWIFT Code :AXISINBB741.

Please Note: The Developer shall not be responsible towards any third party making payment/remittances on behalf of any Applicant and such third party shall not have any right in the allotment of the said unit in any way and the Developer shall be issuing payment receipts only in favor of the Applicant/s.

5. Penalty for Delayed Payment by the purchaser :

8% p.a. calculated from the last date of payment due date as mentioned in the demand note till the date of payment. Demand notes would be issued by the developer at least 10 days before the last date of the payment. If the payment is delayed beyond 90 days from the due date of the installment payment, the allotment of the apartment may be cancelled at the sole discretion of the Vendor and the Vendor may sell that apartment in the market to a new buyer and the money received from the sale of such apartment would be paid to the previous buyer of that apartment after deducting all the dues including the installment payment, penalty interest payment plus 20% of the sale value of the apartment.

6. Penalty for delay in possession by vendor:

8% p.a. interest on amounts paid by the purchaser. For the purpose of applicability of this penalty a 6 month's grace period would be added to the date of possession as mentioned in the Sale Agreement (regular force majeure clause to apply)

7. Possession Date :

The Possession date shall be within two years from the Vendor having obtained the last of the permissions required



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8. Construction Specifications:

1	Structure	RCC framed structure with solid bricks, stone & concrete block masonry	
2	Doors & Windows	Main Entrance Doors and Internal Doors	Hard wood/Sal wood frame and shutters finished in Laminate
		Windows	UPVC/Aluminum windows with clear glass
3	Flooring	Living/Dining/Bed room/Kitchen/Passage	Vitrified tiles flooring and skirting
		Toilet	Antiskid ceramic tiles flooring and skirting
		Kitchen	Granite Counter with stainless steel sink and Jaguar or equivalent water tap. 2 ft high ceramic tiled dado above the counter.
4	Finishing	Internal	Plastic Paint or equivalent
		External	Cement based water proof paint
5	Toilet	Jaguar or equivalent plumbing fixtures. Shower mixture, Floor mounted EWC, Provision for Geyser point	
6	Electrical	Concealed conduits with copper wires of ISI standard Sufficient points for power and lighting Air-conditioning point provision in Living room and Bed room Fan point provision in living room and bed room Exhaust point provision in Toilet and Kitchen Sufficient External Lighting on the pathway, entry and common areas	
7	Lift	Lift for G+2 block only	

8. You are free to sell/ transfer your unit after this allotment on the following terms:-


- You will have to intimate the vendor in writing about your decision to sell/transfer your unit.
- For the first 60 days from the date of intimating the vendor you can only sell/transfer your unit to members of IMT Alumni Association, Faculty and Students of IMT or their immediate nuclear family/ persons nominated by the above persons.
- After expiry of first 60 days, you may transfer your allotment to a third party without any restriction.
- There is no restriction on the premium that you may receive for such transfer; however you will have to pay the vendor 0.5% of the sale proceeds as vendor's charges which the vendor would donate to the IMT Alumni Association for the welfare of the Alumni.

Please sign below in token of your acceptance of the above.



Vendor

*



Purchaser

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o/c

LETTER OF ALLOTMENT

04th December 2016

To

Ms. Sujatha V. Kumar

Gurgaon

PAN: AEDPK8461N

Dear Ms. Kumar

We, Property Bucket Pvt Ltd intend to develop Apartment Buildings on the property, a development to be called Passions de Goa, after taking all the required permissions from the Government of Goa.

A land parcel known as "SANQUACHI ARADDY" situated at Anjuna, Bardez Goa bearing Survey No. 28/1 admeasuring 1950 square meters (Property) has been purchased for this Development.

After possession the Apartments and the property would be managed, maintained and rented on a fee basis by the Vendor (Property Bucket Pvt Ltd) for a minimum period of 5 years from the date of possession. A separate agreement would be executed for this purpose with the apartment owners or the Co-operative housing society of the owners.

This letter goes to you as you have chosen to participate for allotment of units on having paid the first two installments.

1. Your allotment is by chosen by draw of lots. The draw was conducted at the IMT Campus in Ghaziabad on 4/12/2016.

2. You are hereby allotted unit no 107 being **1 BHK** with carpet area 441sq.ft., built up area 496 sq.ft. and total built up +balcony area 579 sq.ft.

* Sujatha V. Kumar

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3.The payment schedule is as follows:-

Sale Value (in ₹)	1 BHK 3,395,000	Studio 2,375,000
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Payment Schedule		Tentative Timelines	1BHK (in ₹)	Studio (in ₹)
1st Inst	Booking Deposit	01-Sep-16	75,000	75,000
2nd Inst	Purchase of Land	18-Oct-16	1,341,800	978,400
3rd Inst	Applying for Permissions	18-Nov-16	253,684	170,385
4th Inst	Receiving Permissions	18-Feb-17	281,021	188,745
5th Inst	Completion on of Plinth	18-Apr-17	281,021	188,745
6th Inst	Completion of 1st Slab	18-Jun-17	281,021	188,745
7th Inst	Completion of 2nd Slab	18-Aug-17	281,021	188,745
8th Inst	Completion of 3rd Slab	18-Dec-17	281,021	188,745
9th Inst	Completion of External Paint	01-Jun-18	319,412	207,488
Possession 2 years after receiving all the approvals to construct (Tentatively Nov-18)				

OTHER PAYMENTS			
	1 BHK	Studio	Time of payment
VAT (0.50%)	16,975	11,875	At the time of registration of the sale agreement
Service Tax (3.75%)	127,313	89,063	3.75% of each installment to be paid along with the installment through a separate cheque
Stamp Duty & Registration (5.5%)	186,725	130,625	At the time of registration of Sale Agreement
Sale Value of Apartment	3,395,000	2,375,000	As per the payment schedule
Total	3,726,013	2,606,563	



* *Snijatha Q. Kumari*

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* Srijana C. Kumari

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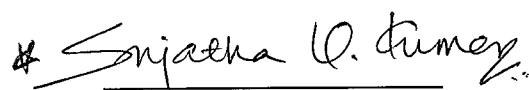
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