L&T Realty Properties Limited
(Formerly known as L&T Seawoods Limited)

To
<Customer Name>
<Address>

Dear Sir/Madam,

Sub: Your request for Allotment of Residential Flat in our project "L&T Realty Avinya Enclave", situated at Ramapuram & Manapakkam Village, Chennai District, having TNRERA Registration No……………

We take this opportunity to welcome you and are delighted that you have chosen to purchase your home from us. We are pleased to inform that you have been allotted a ……. BHK residential flat bearing No. ……. admeasuring RERA Carpet Area of ---------- sq.mt. equivalent to ---------- sq.ft. situated on ----- Floor in the Tower No. ------- ~~------------~~ in our aforesaid project "L&T Realty Avinya Enclave" having TNRERA Registration No. ---------------, along with right to use …………Car Parking Space, hereinafter referred as "Apartment" which is being developed on the land measuring 6.94 Acres in Survey No. 115/16 & 117 of Ramapuram Village, Maduravoyal Taluk, and Survey No.22/1 & 23 of Manapakkam Village, Alandur Taluk, Chennai District, for a total consideration of Rs. --------------- (………….. Only) exclusive of GST, Stamp Duty, Registration charges & other charges, which is subject to the terms and conditions set out herein & in the booking application.

We hereby acknowledge and confirm that digital copies of the sanctioned plan(s), specifications, and title documents have been handed over to you. It is also informed that the present plans shall undergo substantial changes without affecting the specifications and features of the aforesaid apartment. The proposed modifications were disclosed and shown to you, after fully understanding the nature of the modifications proposed and the impact of such modifications, the booking form has been executed by the Applicant/s.

TERMS AND CONDITIONS

1. In consideration of and subject to the Allotee(s) complying with the terms and conditions of this allotment, executing, and registering necessary documents and agreements under applicable law, and agreeing to make and making timely payment of amounts due as per the payment schedule Annexed herewith, the Company allots the apartment/residential flat/unit in the project "L&T Realty Avinya Enclave" in favour of________________.

2. Time is of the essence of this allotment.

3. The basic sale consideration for the apartment is escalation free. Provided however, any increase/decrease on account of change in the applicable rates of taxation, levy of

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any new cesses or duties or other related charges shall be borne by the Allottee/purchaser(s), in support of which the Company will provide the relevant documentation.

4. If the earnest money is made by cheque, this allotment letter is conditional upon realization of the cheque and funds being credited to the Company's account within 45 (Forty-Five) days of signing of the booking form.

5. If, the earnest money not realized in accordance with Clause 4 above, this allotment shall stand cancelled, and the Company shall be at liberty to sell the allotted apartment/residential flat/unit to a thirdparty without reference to you.

6. The Allottee is aware that the Company will apply for the revised approval of the Entire project, without affecting the apartment allotted herein. However, due to revision in the plan, the planning permit number from Chennai Metropolitan Development Authority, building permit number from Greater Chennai Corporation & RERA number from TNRERA will undergo changes which shall be duly incorporated in the Sale Deed.

7. You shall execute and register the agreements (both sale and construction) within 30 (thirty) days from the date of intimation for registration of agreement or within such period as may be communicated to you and present/appear before the concerned sub-registrar.

8. If you fail to execute the agreements within 30 (thirty) days from the date of intimation for registration of agreement/s or within such period as may be communicated to you and appear for registration of the same before the concerned sub-registrar we shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit the earnest money and the balance amount if any due and payable shall be refunded without interest within 90 days from the date of cancellation.

9. The schedule of payments is linked to stage wise completion of the project and has been communicated to and accepted by you at the time of submitting the booking application. Further the schedule will be included as an annexure to the agreement of sale & construction. The infrastructure and facilities like water, sanitation and electricity infrastructure would be ready before handing over of the possession.

10. In case of delay in making any payments as per the Payment Schedule, you shall be liable to pay interest at the rate which shall be the State Bank Of India highest Marginal Cost of Lending Rate plus two percent.

11. Possession will only be handed over after the project receives Completion Certificate or such other certificate, by whatever name called, as prevalent under applicable local laws and registration of the deed of conveyance, whichever is later. Your failure to pay all charges due and payable as a pre-condition to handing over possession entitles the Company to refuse handover, without prejudice to any other rights and/or remedies available to the Company in this regard.

12. The Allottee is made aware and the Promoter had disclosed that the Approved

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Plan is applied for modification, which modifications are disclosed to the Allottee and the present booking form is signed by the Allottee after understanding the entire proposed modifications and impact of such modifications.

13. Allotment and location of car parking space(s) shall be made by the Company in accordance with its procedure and no allottee(s)/purchaser(s) shall be entitled to demand allotment of a particular parking space or seek preference in such allotments. The Company while allotting shall consider the request for allotment of particular car park subject to availability and other criteria in the allocation. The purchaser shall have only the right to use of such allotted vehicle parking facility which the purchaser shall not put up any construction or use such area for any other purpose or alter the levels thereof.

14. This Allotment letter is neither transferable nor assignable, without our prior written consent and upon payment of such administrative charges as may be specified by the Company in this regard.

15. These terms and conditions shall be deemed to be an integral part of the duly executed and registered agreements. It shall not be construed to limit your rights and interest upon execution and registration of the agreements between ourselves and yourselves. Cancellation of allotment thereafter shall be covered by the terms and conditions of the said executed/registered agreement/s.

16. All or any disputes in relation to this allotment letter shall be referred exclusively to the jurisdictional Real Estate Regulatory Authority, for resolution in accordance with applicable procedure.

17. Once you receive this letter of allotment, we request you to send us an email confirming receipt. If we do not receive this email confirmation within 7 (seven) days of dispatch, this letter of allotment shall be deemed to have been received, accepted and acknowledged by you.

We, --------------------------- have read and understood the terms and conditions of this allotment letter. I/We agree and accept to be bound by these conditions in consideration of this allotment letter being issued.

For L&T Realty Properties Limited

For L&T Realty Properties Limited

Authorised Signatory

(Authorized Signatory)

Date:

Place:

Annexure

(Payment Schedule)