SHREE MARUTI DEVELOPERS

C-31, Samir Park Society, High Tension Road, Subhanpura, Vadodara-390023

PAN:-AEMFS4422G

Date :

To,

.....

Allotment Letter

We are pleased to inform you that, **Flat No. .....**, admeasuring**..... sq. mt. area and …… sq. mt. proportionate undivided area of common plot and common road** of project known as **Shivanta**, whereas, said project is registered under RERA vide registration No. ..... here by allotted to Mr. .....**,** situated at land bearing Revenue Survey No1049/2, Revenue Survey No 1061/2 and Revenue Survey No 1068/3 (Final Plot No 63, 65 of T.P Scheme No 50) admeasuring 3521 sq. meters plot area situated at Harni, Vadodara and boundaries of the said Flat/Unit is as under

On or towards East :

On or towards West :

On or towards North :

On or towards South :

We have received Rs. _____ (Rupees.....) as booking amount from Mr. ..... for **Flat No. .....**,

Consideration for Flat **No. .....**, admeasuring **..... sq. mt. and …… sq. met. proportionate undivided area of common plot and common road** of project known as **Shivanta**, is Rs.....

The price as stated above excludes life time maintenance, Taxes (consisting of tax paid or payable by the Seller by way of GST and Cess, Stamp Duty, Registration fees, etc or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Seller) up to the date of handing over the possession of the Property, which shall be separately payable by the Allottee in the manner as may be decided by the Promoter.

This Allotment letter is valid for one month from the date of issue.

Allottee has to pay 10% of the total Amount within one month from the date of allotment letter and after receipt of 10 % amount promoter will executed Agreement to sell in favour of Allottee.

In case of Allottee fails to pay 10 % Amount within the period then said allotment letter stands cancel and Allottee have to make request in writing in case Allottee wants to cancel said Allotment letter.

In case of Cancellation of Allotment Letter within the period of one month by the Allottee promoter will refund the booking amount paid or amount paid till date of allotment letter and in case of non

compliance of payment terms by the allottee, promoter have right to forfeit the booking amount paid by the Allottee.

Payment terms after execution of Agreement to sale

I. Amount of Rs. /-(Rupees) (not exceeding 30% of the total consideration) to be paid to the Seller after the execution of Agreement.

II. Amount of Rs. /-(Rupees) (not exceeding 45% of the total consideration) to be paid to the Seller on completion of the Plinth of the building in which the said Show Room / office is located.

III. Amount of Rs. /-(Rupees) (not exceeding 70% of the total consideration) to be paid to the Seller on completion of the slabs of the building in which the said Room / office is located.

IV. Amount of Rs. /-(Rupees) (not exceeding 75% of the total consideration) to be paid to the Seller on completion of the walls, internal plaster, floorings doors and windows of the said Room / office.

V. Amount of Rs. /-(Rupees) (not exceeding 80% of the total consideration) to be paid to the Seller on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Room / office.

VI. Amount of Rs. /-(Rupees) (not exceeding 85% of the total consideration) to be paid to the Seller on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Room / office is located.

VII. Amount of Rs. /-(Rupees) (not exceeding 95% of the total consideration) to be paid to the Seller on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Room / office is located.

VIII. Balance Amount of Rs. /-(Rupees) on or before completion of project.

Date :

Place

Signature of Promoter Signature of Allottee