

SHIVALIK JHANVI INFRASPACE LLP

SHIVALIK PROJECTS, NR SATELLITE POLICE STATION, RAMDEVNAGAR CROSS ROAD
SATELLITE, AHMEDABAD - 380015, REGI NO : AAG-1818

Date: _____

To

LETTER OF ALLOTMENT ("LOA")

Dear Mr./Mrs./Ms. _____

Re: Letter of Allotment- Flat/Shop No: _____, on _____ Floor of the Commercial cum Residential project known as Shivalik Sharda Park View-2.

This has reference to your request for booking a unit in the project known as Shivalik Sharda Park View-2 (the "**Project**"), we state as under:

1. At your request, we have provisionally booked a Flat/Shop No: _____ on _____ Floor _____ having carpet area admeasuring _____ sq. mtrs., i.e. _____ sq. feet being _____ sq. mtrs. i.e. _____ sq. feet (Super Built-up) along with _____ Car Parking Space aprox. admeasuring 8 sq. mtrs. within the project and proportionate undivided usage right in the common amenities and facilities of the scheme known as "Shivalik Sharda Park View-2" along with _____ sq. mtrs. proportionate undivided share in the land of Final Plot No: 85 (Block No: 355) Town Planning Scheme No: 1 of Village: Sanand, Taluka: Sanand in the Registration Distict of Ahmedabad and Sub-District of Sanand and more particularly described in the schedule hereunder written and accordingly issuing this Letter of Allotment subject to the terms and conditions contained hereinafter under these presents.
2. You have verified and perused all the Project related papers, documents, sanctioned plans, layout plans, specifications and other project details required by you.
3. This letter does not constitute vesting of any right, title or interests in the Unit or any part thereof;
4. You shall pay the total consideration plus applicable government taxes towards purchase of the Unit in accordance with the payment terms mentioned in **Annexure-1** annexed hereto;
5. On receipt of requisite consideration (as per payment schedule in Annexure-1) plus applicable government taxes within the prescribed period, we shall enter into an Agreement for Sale of the Unit (the "**said Agreement for Sale**") in the format shared by us with you and register the same with the concerned Sub-Registrar of Assurances;

For, SHIVALIK JHANVI INFRASPACE LLP


DESIGNATED PARTNER

SHIVALIK JHANVI INFRASPACE LLP

SHIVALIK HOUSE, NR SATELLITE POLICE STATION, RAMDEVNAGAR CROSS ROAD
SATELLITE, AHMEDABAD - 380015, REGI NO : AAG-1818

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6. On receipt of all the payments including total consideration from you, we shall execute and register the deed of conveyance/ sale deed of the Unit in accordance with the terms and conditions of the said Agreement for Sale;
7. We have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Regulatory Authority on _____ bearing Registration No. _____.

Unless otherwise extended by us, this LOA shall be valid for a period of _____ days from the date of this letter within which you shall make the above referred requisite payments and execute and register the Agreement for Sale for the said Unit with us. In case if you fail to complete the same within the requisite timeline, it shall be deemed that you have cancelled your booking and we shall have the right to book the Apartment in favour of any other person without need of any intimation to you and permission from you and without assuming any liability whatsoever kind, or nature, by us. Under the circumstances, in case the payments received from you and you have failed to execute and register the Agreement for Sale with us, such payments shall be refunded to the account number from which it was received by us without any interest or charges within a period of 45 (forty five) days calculated from the date of expiration of this LOA (including period of extension, if any) after deducting the payments @ 5 % of the total consideration towards pre-determined damages.

We would like to take this opportunity to thank you for the trust that you have reposed in our project and assure you our best services at all times.

SCHEDULE

ALL THAT Flat/Shop No: _____ on _____ Floor _____ having carpet area admeasuring _____ sq. mtrs., i.e. _____ sq. feet being _____ sq. mtrs. i.e. _____ sq. feet (Super Built-up) along with _____ Car Parking Space aprox. admeasuring 8 sq. mtrs. within the project and proportionate undivided usage right in the common amenities and facilities of the scheme known as "Shivalik Sharda Park View-2" along with _____ sq. mtrs. proportionate undivided share in the land of Final Plot No: 85 (Block No: 355) Town Planning Scheme No: 1 of Village: Sanand, Taluka: Sanandin the Registration District of Ahmedabad and Sub-District of Sanand and the said Flat/Shop No: _____ is bounded as under, that is to say on or towards the:

For, SHIVALIK JHANVI INFRASPACE LLP

DESIGNATED PARTNER

SHIVALIK JHANVI INFRASPACE LLP

SHIVALIK PROJECTS, NR SATELLITE POLICE STATION, RAMDEVNAGAR CROSS ROAD
SATELLITE, AHMEDABAD - 380015, REGI NO : AAG-1818

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EAST :

WEST :

NORTH :

SOUTH :

Thanks and Regards

For Shivalik Jhanvi Infraspac LLP,

For, SHIVALIK JHANVI INFRASPACE LLP


DESIGNATED PARTNER

Authorised Signatory

Agreed and Accepted by


Alloftee/Purchaser

Encl. – Annexure – I (Payment Schedule)

SHIVALIK JHANVI INFRASPACE LLP

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PAYMENT PLAN

1. **TOTAL CONSIDERATION** of Rs. _____ (**Rupees Only**) is for the properly mentioned in Schedule and the Allottee has paid on or before issuance of this letter a sum of Rs (Rupees _____ only) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of Rs. _____ (Rupees _____) in the following manner:-

Sr. No.	Stage of construction completion	Amount
1.	30% of total consideration to be paid by Allottee to Owner/ promoter after execution of this Agreement for sale.	
2.	45% of total consideration to be paid by Allottee to Owner/ promoter after completion of Plinth work of building.	
3.	70% of total consideration to be paid by Allottee to Owner/ promoter after completion of slabs of building.er/ promoter after execution of this Agreement for sale.	
4.	75% of total consideration to be paid by Allottee to Owner/ promoter after completion of walls and internal plaster work of building.	

For, SHIVALIK JHANVI INFRASPACE LLP


DESIGNATED PARTNER

5.	80% of total consideration to be paid by Allottee to Owner/ promoter after completion of Sanitary fittings of building.	
6.	85% of total consideration to be paid by Allottee to Owner/ promoter after completion of external plaster work of building.	
7.	95% of total consideration to be paid by Allottee to Owner/ promoter after completion of lifts of building.	
8.	Balance amount to be paid before execution of deed of conveyance Sale deed of Unit.	

For, SHIVALIK JHANVI INFRASPACE LLP



DESIGNATED PARTNER