

M/S Raj Ganga Associates

Opp. Pooja Estate, Gopal Way Bridge,

Vitthal Udyognagar - 388121

Phone No. 9825666994 E-mail: rajgangaassociates@gmail.com

Name :Name of Allotee....

Address:Address of Allotee.....

ALLOTMENT LETTER

Sub : Allotment of unit No. :..... on Floor at 'Anu Shambhu Residency'

Ref : Customer No.

Dear Sir / Madam,

In response to your application dated for booking of an Apartment in No. :..... on Floor at 'Anu Shambhu Residency, a we are pleased to allot Apartment in No. :..... on Floor at 'Anu Shambhu Residency' for a total consideration of Rs (Rupees) on the terms and conditions of sale as agreed and to be signed by you in the 'Agreement of Sale' and the payment plan is attached herewith for the same.

Please find it attached the 'Letter of Acceptance of Allotment' where the details of the promoter, project and apartment allotted along with carpet area of the apartment, payment plan and conditions of possession are mentioned. Please sign the same and send it back to us along with a Cheque / Draft as booking money. The above allotment is subject to realization of the Cheque / Draft paid by you as booking money.

Please quote your Customer number as mentioned above for all your future correspondence.

Thanking You,

Yours Faithfully,

M/S Raj Ganga Associates,

Encl : as above

Letter of Acceptance of Allotment

Details of Allotee

Name : _____
Address : _____
Notified Email ID : _____
Customer No. : _____

Details of Promoter

Name : **M/S Raj Ganga Associates**
Address : Opp Pooja Estate, Gopal Way Bridge,
Vitthal Udyognagar 388121
Notified Email ID : rajgangaassociates@gmail.com

Details of Project

Name : Anu Shambhu Residency
Address : Vidyanagar – Karamsad Road,
Karamsad - 388350
Gujarat, India
RERA Reg. No. : _____

Details of Land

City survey Number : 107
Location : 22°54'83.60"N , 72°91'41.64"E
North : Town Planning Road
South : Town Planning Road
East : Final Plot No. 103/2, 101/2 &108
West : Final Plot No. 105/1, 104
Division & Village : Karamsad
Taluka & District : Anand

PIN : 388001
Area of Land : 5524 SQM

Details of Apartment Allotted

Apartment No : _____
Floor : _____
Carpet Area : _____
Balcony/ Open Terrace Area : _____
Common Area : _____
Parking Area : _____

Possession Conditions

Date of Completion : 31/03/2025

Possession is expected to be handed over on the due date of completion as mentioned above or on the date of payment of the entire cost of the Apartment and Facility Charges, Registration charges and any other charges as may be intimated by the promoter in confirmation with the 'Agreement of Sale', whichever is later.

Payment Conditions:

The Allottee is to pay along with this 'Letter of Acceptance of Allotment' a sum of Rs (Rupees _____ only) (not exceeding 10% of the total consideration) as booking money by Cheque / Draft No. and hereby agrees to pay to that Promoter the balance amount of Rs(Rupees) in the following manner :-

- i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

- iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter 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 Apartment is located.
- viii. Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

Legal:

We have registered agreement for sale vide no.....dated.....as per Real Estate Regulation Act 2016 rule. And also taken permission/registration from competent authority / RERA registration as well, with registration nodated.....

I undersigned declare that the details declared above regarding me as an Allottee of the said Apartment are true and complete to the best of my knowledge. I further declare that I agree with all the conditions regarding the allotment of the said Apartment as outlined above and will abide to them and hereby accept the allotment of the said apartment.

Signature of the Allottee : _____
Name of the Allottee : _____

Date : _____

Place : _____

Confirmation of the Promoter:

Signature of the Promoter : _____

Name of the Promoter : Yogendra Gadhavi of Raj Ganga Associates

Date: _____

Place: _____