

ALLOTMENT LETTER

Date:

To

Sub : Allotment of Shop / Office No. ____ on ____ floor, situated in the building being constructed on Commercial use Non Agricultural land bearing Final Plot No. 53/2 admeasuring about : 3550 sq. mtrs. (allotted in lieu of Revenue Survey No. 406/1/1 totally admeasuring about : 5919 Sq. Mtrs.) of Town Planning Scheme No. 42, situated, lying and being at Moje Sola, Taluka : Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola) (hereinafter referred to as 'the said property').

Dear Sir/Madam,

1. We are the owner of Commercial use Non Agricultural land bearing Final Plot No. 53/2 admeasuring about : 3550 sq. mtrs. (allotted in lieu of Revenue Survey No. 406/1/1 totally admeasuring about : 5919 Sq. Mtrs.) of Town Planning Scheme No. 42, situated, lying and being at Moje Sola, Taluka : Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola) (hereinafter referred to as 'the said Land')..
2. We intend to develop building with three basements and Fourteen floors (hereinafter referred as CITY CENTER-2) on the said Land.

3. We have obtained the sanctioned plans in respect of the said property from the Ahmedabad Municipal Corporation and the said Corporation has granted Commencement Certificate vide No. 8021/090916/A7148/R0/M1 dated 02/03/2017.
4. Our Real Estate Project namely CITY CENTER-2 is registered under the provisions of The Real Estate (Regulation and Development)Act, 2016 with the Real Estate Regulatory Authority at Gandhinagar vide registered no._____.
5. We hereby put on record that we hereby agree to sell to you on ownership basis unit being _____ bearing No. _____ on the_____ floor of CITY CENTER-2 having carpet area admeasuring _____ sq. ft. equivalent to _____ sq. metres (hereinafter referred to as "the said Unit") for the consideration of Rs. _____/- .
6. You have paid to us a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and you shall pay to us the balance amount of Rs(Rupees) against the construction progress informed to you. Time in respect of the said payments or installments and in respect of all amounts payable under these presents by you to us is of the essence of the letter .
7. You shall not have any right or authority to assign or transfer the right under this letter, to any other person without our consent in writing.
8. This letter does not give any right either in respect the said unit and this is restricted only to an acknowledgement of your advance money for your proposal to purchase the said unit.
9. The Total Price/consideration mentioned herein above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax (GST w.e.f. 01st July, 2017), and Cess or any other similar taxes which may be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of "the Unit"; further the total Price above excludes Stamp Duty, Registration Charges, Advocate Fees and all other government levies taxes & duties will be paid & borne

by the purchaser and not included in the total Price; the total Price above also excludes, Extra Work Cost (if any) to be borne by the purchaser and not included in the Total Price.

10. Legal Compliances

- 10.1 You shall be liable to execute the agreement for sale with us. You shall also bear and pay appropriate stamp duty, registration charges, GST and other cess as may be applicable.
- 10.2 You should utilize the unit for the purpose for which it is allotted i.e. legal commercial use.
- 10.3 You should submit copies of a PAN, Residence Proof and/or Aadhar card as the case may be along with payments stipulated herein above.
- 10.4 The allotment will be confirmed in your favour through a Registration of the Agreement for Sale in your favour only after fulfillment of the terms and conditions set-forth herein.
- 10.5 Possession will be delivered to you after Building Use permission is received from the Ahmedabad Municipal Corporation and execution of registered sale deed /conveyance deed in favour of you.

11. General terms and conditions

- 11.1 All payments against this allotment shall be made by way of a crossed demand draft /cheque drawn in favour of SHILP AARON BUILDSPACE LLP.
- 11.2 Please note that if you cancel the booking of said unit, SHILP AARON BUILDSPACE LLP reserves rights to forfeit booking amount paid by you.
- 11.3 Registration of the sale deed will be done in your favour only after receipt of the building use permission by us and full payment with other charges done by you.

11.4 This letter is passed confirming the above arrangement. The detailed terms and conditions of sale as discussed as per the draft prepared by our Advocate and was shown to you and has been approved by you and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute immediately being called upon to do so. We have also shown the sanctioned layout plan alongwith all approvals, permission, orders in respect of the said project to you and you are satisfied about the same.

11.5 This Allotment shall be subject to Ahmedabad Jurisdiction Only.

Yours faithfully

For Shilp Aaron Buildspace LLP.

Partner.