

RATNODAY DEVELOPERS

C-110, GOYAL PARK, SATELLITE ROAD, AHMEDABAD-380015, INDIA

ALLOTMENT LETTER

Ref. No.

Dated:

To,

Sole/First Applicant :-

Second Applicant :-

Third Applicant :-

Address :-

Dear Sir/Madam,

Sub.: Commercial Project named “**RATNA BUSINESS HUB-I**” scheme to be developed situate on Non-agriculture land bearing (1) New Survey No.137/1 admeasuring 3719 Sq.Mtrs, (2) New Survey No.137/2 admeasuring 3718 Sq.Mtrs, (3) New Survey No.137/3 admeasuring 3719 Sq.Mtrs Total admeasuring 11156 Sq. Mtrs., merged into Draft Town Planning Scheme No. 436 (Navapura-Visalpur-Sanathal) and allotted Tentative Final Plot No. 137 admeasuring 6693 sq. mtrs. Together with construction thereon situate, lying and being at village mouje Navapura of Sanand Taluka in Registration District Ahmedabad and Sub- District Sanand.(hereinafter referred to as “Project”).

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Ref : Your Booking Form Dated.....for booking Unit No....., on floor of the Project in the scheme named “**RATNA BUSINESS HUB-I**”, registered under the provisions of the Act with the Gujarat Real Estate Regulatory Authority vide registration no..... .

1. M/S. RATNODAY DEVELOPERS. (“the Promoter”) has registered the Project in the scheme named "RATNA BUSINESS HUB-I", under the provisions of the Act with the Gujarat Real Estate Regulatory Authority vide registration no.....
2. The Promoter is pleased to inform you that subject to the terms & conditions mentioned in your booking form dated....., the Promoter has provisionally allotted to you, the Shop/Office bearing no. admeasuring.....square feet (Carpet Area) i.e square meter on theFloor, of the scheme known as “**RATNA BUSINESS HUB-I**” (“the said Unit”) more particularly described in the Schedule – I written hereunder.
3. You have agreed to purchase and acquire and we have agreed to sell the said Unit on the terms and conditions more particularly set out in the Agreement to Sell to be entered into upon receiving 10% of total consideration, hereafterreferred to as “the said Agreement to Sell”. You further confirm that you have perused the said Agreement to Sell and acquainted yourself with our title to the said land. You have further also taken inspections of documents, title deeds, approved plans, Rajachitthi (Commencement Certificate) and all relevant documents recited in such Agreement to Sell. You have thus agreed to purchase the said Unit upon fully being satisfied with our title.

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4. We have also explained to you that the development of the said Scheme / Project which shall be undertaken by us as and when requisite permissions in that respect are obtained from the competent authority/ies. We may further state that the layout for the construction of the said scheme, shall be subject to final approval from the concerned authorities including the Gujarat Real Estate Authority.
5. You have agreed to acquire the said Unit at or for a total consideration of Rs./-(Rupees.....Only), including consideration towards the common amenities, a broad break-up of which is as under and which is more specifically enumerated in the said Agreement to Sell:

a.

b.

The above shall not include any cost and expenses to be incurred towards Maintenance, Water & Electricity Charges, Club usage charges, legal charges, Service Tax, VAT, GST, Stamp Duty & Registration Fees, and/or any other taxes/dues that may be levied by the State / Central Government from time to time.

6. The Promoter has accepted and hereby acknowledges the receipt of booking amount paid by you being Rs......./-. The balance Sale Consideration of Rs.shall be paid by you in accordance with the Payment Plan annexed hereto as Annexure ''. In the event of failure on your part, to pay the balance consideration in time or if there is any delay on your part in making payment of any installment and/or other charges, in accordance with the Payment Plan, you shall be liable to pay interest @ 9 per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon. This shall be in addi-

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tion to the rights the Promoter may otherwise have as per the applicable law. Please be informed that the payment of the balance sale consideration shall strictly be in accordance with Annexure and that time shall be of essence.

7. Subject to making payment of.....percent of the total consideration, the Agreement to Sell shall be executed by the Promoter in your favor. It is further stated and agreed that upon payment and realisation of such total consideration you will be eligible for a Deed of Conveyance in respect of the said Unit and.....Complementary car parking space as allotted by us andAdditional Car parking Space.
8. This Allotment Letter contains the preliminary terms governing the allotment of the said Unit by the Promoter to the Allottee(s)/Applicant(s). This Allotment Letter and the agreed terms and conditions of the booking form does not vest any right, title or interest in the Allottee(s)/Applicants(s) or any other persons with respect to the said Unit. The Promoter shall have the first lien and charge on the said Unit for all its dues that may become due and payable by the Allottee(s)/Applicants(s) to the Promoter.
9. It is hereby expressly stated that no possession of Unit is handed over to the Allottee(s)/Applicant(s) under this Allotment Letter and the Promoter shall continue to be the owner of the said Unit. The Possession of the said Unit shall be handed over only after receipt of the entire consideration and upon execution of the Sale Deed/Deed of Conveyance.
10. It is hereby stated that the booking of the said Unit is subject to your making timely payments and complying with all the obligations and also subject to

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execution of our standard formal Agreement to Sell by you, within days from the date of intimation from the Promoter, which shall contain the detailed terms and conditions. If you fail to sign, execute and register the Agreement to Sell within the stipulated period and/or if you fail to comply with any of your other obligations under the transaction including (without limitation) further timely payments of the sale consideration as aforesaid then the Promoter shall be fully entitled, at its sole discretion to undertake termination in accordance with the terms agreed under the Agreement to Sell.

SCHEDULE– I ABOVE REFERRED TO
(Particulars of the said Unit)

All that Commercial premises being Shop No.....Floor, of “**RATNA BUSINESS HUB-I**” scheme to be developed situate on Non-agriculture land bearing (1) New Survey No.137/1 admeasuring 3719 Sq.Mtrs, (2) New Survey No.137/2 admeasuring 3718 Sq.Mtrs, (3) New Survey No.137/3 admeasuring 3719 Sq.Mtrs Total admeasuring 11156 Sq. Mtrs., merged into Draft Town Planning Scheme No. 436 (Navapura-Visalpur-Sanathal) and allotted Tentative Final Plot No. 137 admeasuring 6693 sq. mtrs. Together with construction thereon situate, lying and being at village mouje Navapura of Sanand Taluka in Registration District Ahmedabad and Sub- District Sanand. described in the FIRST SCHEDULE, bounded as follows:

- On or towards East :
- On or towards West :
- On or towards North :
- On or towards South :

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In token of your confirmation of the above, please return the duplicate copy of this letter duly signed by you.

Thanking You, Yours sincerely,
For **M/s. RATNODAY DEVELOPERS**
represented through its Authorized Partners

Mr.

I accept the above terms & conditions

(Mr.)