

Date : -September-2017

ALLOTMENT LETTER

To,
Mr. _____
Mrs. _____
Address : _____

M.No. _____
e-mail : _____

You have shown your interest in purchasing a Show Room / Shop / Theater / House in our Project "Walkway" Survey No. 18 Paikie & 66, T.P.Scheme No. 31 (Adajan), F.P.No. 129 & F.P.No. 127 Paikie Sub-Plot No. 2 total admeasuring area about 8811 sq.mtrs. of Village : Adajan, Tal. Adajan, Dist. Surat situated at : L.P.Savani Road, Adajan, Surat

We have accepted your offer on following terms and conditions :

1. Description of Show Room / Shop / Office :		
Block / Tower No.	:	_____
Show Room / Shop / Theater / House	:	_____
Floor	:	_____
Carpet Area	:	_____ Sq.mtrs.
Carpet Area of Balcony or Terrace	:	_____ Sq.mtrs.
Total Area	:	_____ Sq.mtrs.
Builtup area	:	_____ Sq.mtrs.
2. Payment Details :		
1. Basic Price of Show Room / Shop / Office	:	Rs. _____
Price Of Parking	:	Rs. _____
2. Other Charges	:	_____
Stamp Duty & Registration Charges	:	Rs. _____
GST	:	Rs. _____
Maintenance Charges of ____ years	:	Rs. _____
SMC Charges (I.C. / Akarni / Drainage Water)	:	Rs. _____
GEB Connection Charges	:	Rs. _____
Glass Railing on SB	:	Rs. _____
Development Charges	:	Rs. _____
Total	:	Rs. _____

Charges Mentioned above in 2(2) are approximately may vary at the time of possession.

3. Payment Schedule				
No.	Description	Payment	Amount	Receive Date
1.	On Application for Booking	%	Rs.....	
2.	Within 30 days of Booking	%	Rs.....	
3.		%	Rs.....	
4.		%	Rs.....	
5.		%	Rs.....	
6.		%	Rs.....	
7.		%	Rs.....	
8.		%	Rs.....	
9.		%	Rs.....	
10.		%	Rs.....	
11.	Possession	%	Rs.....	
The allottee will be charge % interest on the late payment.				

4. Time Duration for Completion of Show Room / Shop / Office on or Before 31st December 2021 with amenities

Terms & Conditions :

1. This Allotment Letter Does not constitute a Sale Agreement.
2. This Allotment Letter is an application for booking a Show Room / Shop / Office specified for this project.
3. As per payment schedule, all the installments will be paid on time is the major condition of this allotment letter.
4. This non-transferable allotment letter to the Allottee(s) by the promoter does not create a binding obligation on the part of the promoter or the allottee(s) untill, the allottee signs and delivers the agreement alongwith the payments due as stipulated in the above payment schedule. This Allotment Letter is not meant or treated or deemed to be as agreement as contemplated under the provision of law. The Allotment Letter will be only valid when registration of agreement is done.
5. The Allottee is shown and inspected all the documents of title relating to the project land plans, designs and specifications and / or such other documents as per specified under real estate (regulation and development) Act, 2016 and is satisfied in respect of the same and also confirmed the title of the said project and agreed for all the rules and regulations
6. After completion of the Second installment (as per point 3(2) of payment schedule) Agreement for sell should be executed between allottee &

- promoter if allottee fails to pay second installment in time (i.e. as per point 3(2) of payment schedule) within 15 days from the last date of its payment by the allottee, Allotment of the allottee shall be treated as cancelled and all sums deposited by the allottee in connection therewith including the booking amount shall be returned to the allottee without any interest or compensation whatsoever after the property is re-sold.
7. All taxes, cess, charges or levies under any concerned statute in addition to those mentioned in point / Clause – 2(2) above shall be borne by the allottee, over and above price of the Show Room / Shop / Office.
 8. In case of cancellation for any reason by Allottee what so ever then the amount paid by the allottee against the said booking shall be returned without any interest or compensation whatsoever only after the said property is re-sold.
 9. If the allottee does not make the payment as per payment schedule, the promoter will be entitled to cancel the allotment and sell the third party. The Promoter will return the payment without any interest or compensation whatsoever paid by allottee after the property is re-sold.
 10. Due to non payment or irregular payment by the allottee, any liquidity, damages occurs then the allottee has to pay the cost.
 11. The designs, layouts and elevation shown in the booklet are for artistic impression only and do not form part of the agreement.
 12. The information stated in the booklet, website, walk-throughs, audio-videos, hoardings are only artistic impression, which has been given to the allottee and informed so that the allottee can not make any conflicts on the basis of the booklet, website, walk-through, audio-videos, hoardings, etc. in future.
 13. The Developer reserves all rights to make any changes in the same including specification, design, layout plan & 3D Plan.
 14. Before resale, name transfer is compulsory otherwise allotment will not be valid and applicable transfer fee will be paid by buyer.
 15. Possession to be taken in three month from the date of BUC otherwise after that allottee has to pay the maintenance.
 16. Allottees are strictly not permitted to make any changes in drainage line, electric line, external railing, plumbing, alternation on any including elevation, external colour or any other changes affecting overall design concept, outlook of the building and health of the building.
 17. Electrical items like A.C., Lift, Video Door Phone, CCTV Camera, Intercom System, Club & Gym Amenities etc. all these product are in confirmation to client that their warranty – guarantee are passed to you as provided by vendor and yourself has to refer user manual.

18. Any new Taxes announced by the state / Central Government / SMC / Authority will be borne by the allottee during or after the project. The Total price is escalation free, save and except escalation / increases due to increase on account of development charges payable to the competent authority and / or any other increase in charges which may be levied or imposed by the competent authority local bodies / government from time to time. The promoter raising a demand on the allottee for increase in development charges cost or levies imposed by the competent authorities etc.
19. In case of after execution of sale agreement. Allottee will desire to cancelled the said Show Room / Shop / Office the all expenses to cancellation of agreement will be borne by the allottee.

-:: Declaration ::-

I have read, understand, accepted and agreed for the above mentioned contents, payment plan, terms and conditions. I / We the above applicant(s) do hereby declare that the above particulars given by me / us are true and correct and nothing has been concealed therefrom. Any allotment against this application shall be subject to the terms and conditions. I / We undertake to inform the firm of any change in my / our address or in any other particulars / Information given above till the booked property is registered in my / our name(s). I / We declare that in case of non-allotment of the flat due to default in payment plan. My / Our claim shall be limited only to the refund of the deposited amount without any interest.

Signature of Allottee : -

1.

2.

Signature of Broker / Agent :

For, Bhakti Buildcon

Reg. No.

Authorized Signatory