

MAHALAXMI ENTERPRISE

A-45 AKASHTA CO-OPRATIVE SOCIETY, NEAR WATER TANK RAOD, KARELIBAUG, VADODARA-390018

ALLOTMENT LETTER

Date:

To,

.....
(Name of Purchaser)

Address ;

.....
.....
.....

Dear Sir/Madam

SUB: Booking/Allotment of **FLAT NO.** on **..... FLOOR** of **TOWER / WING :** in the scheme **RANG RAAS RESIDENCY** at Revenue Survey No 839, F O NO 88 AND T P NO 63 of Mouje Village Gotri Taluka Vadodara, Dist Vadodara.

RERA Registration Number: **PR / GJ / VADODARA / VADODARA /** _____/_____/_____

1. We are pleased to inform you that upon considering your application and subject to terms and conditions appearing hereinafter. **RANG RAAS RESIDENCY** (hereinafter is referred to as "the promoter") has provisionally allotted **FLAT NO.** on **..... FLOOR** of **TOWER / WING :** to you. The **CARPET AREA** of said flat allotted to you is **approximately** **Sq.mtrs.**, **BALCONY** is **approximately** **Sq.mtrs.** and **TERRACE** is **approximately** **Sq.mtrs** (That is: Having **BUILT-UP area** **Sq.mtrs.** as per approved plans) and **UNDIVIDED SHARE OF LAND** **Sq. Mtrs.** decided to buy a property by the buyer for **Rs...../-** and **TOKEN Amount Rs...../-** Received. Property Description Annexed hereto as ANNEXURE "D". We will give Possession on or Before Dt: 31/05/2022. This allotment shall be subject to payment of other charges to be paid by you for acquiring the said flat as appearing hereinafter.
2. The amount paid alongwith the Application form shall be treated as your Earnest Money towards acquisition of the said flat and you shall pay the balance of Sale Consideration in accordance with the payment plan. Annexed hereto as ANNEXURE "A". The other charges that are payable by you at time of liability to pay towards the acquisition of the said flat over and above the sale consideration

are annexed hereto as ANNEXURE "B" and same are acceptable to you. In the event of you failing to pay the balance consideration and the other charges 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 charged interest @% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon which is duly acknowledged by you.

3. Please note that if any of the cheques or other instruments of payment issued by you are dishonored caused any reason whatsoever. Then the developers shall be fully entitled at its sole discretion to levy penal interest calculated @.....% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with the interest thereon and including any other charges/interest that may be charged by the bank, if any in case of cancellation of the booking amount of 10% would be charged as "Booking Cancellation Amount"
4. This allotment is subject to your making timely payments and complying with all your obligations, terms and conditions, more particularly described in ANNEXURE "C" hereto. If you fail to comply with any of your obligations under the transaction as mentioned herein or otherwise including further time payment of the sale consideration as aforesaid then the developers shall be fully entitled in its sole discretion at any stage to cancel the Allotment/Booking of the said Flat and shall forfeit the Earnest Money paid hereunder.

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

Thanking you
Yours Sincerely

Form Mahalaxmi Enterprise

Authorized Partner
Sunil Madanlal Sharma
Encl: As Above

I accept the above terms and conditions
Name of Purchaser:

Signature of purchaser

ANNEXURE-“A”

PAYMENT SCHEDULE

On or before date	Amount to be paid
<u>TOTAL RS.</u>	

ANNEXURE-“B”

OTHER CHARGES TO BE PAID

Details of Charges	<u>Amount to be paid</u>
<u>TOTAL RS.</u>	

ANNEXURE-“C”

TERMS AND CONDITIONS OF ALLOTMENT

- (a) The **SALE CONSIDERATION OF THE SAID FLAT** is **Rs...../- (Rupees** **Only)** As on the date thereof the purchaser has paid a **SUM OF Rs...../- (Rupees** **Only)** as an initial payment (herein referred to as "Earnest Money") and being part payment out of total sale consideration of said flat. The purchaser hereby agrees to pay to the developers/owner the balance payment/amount of the sale consideration of **Rs...../- (Rupees** **Only)** (hereinafter referred to as the "Balance Sale Consideration") for the purchase of the said flat in manner set out in ANNEXURE-“A” mentioned hereinabove

- (b) Unless otherwise mutually agreed by the parties only upon the payment of the Balance Sale Consideration and other charges the execution/registration of the sale deed in favor of the purchaser with respect to the said flat ("SALE DEED") shall be executed by the developer.
- (c) The purchaser shall make payment of the Sale consideration under this agreement by account payee cheques and/or demand drafts and/or pay orders (including remittances from abroad) in favor of "**Mahalaxmi Enterprise**" payable at Vadodara. The other payments with regard to amount towards security deposit, advance running maintenance share contribution, legal charges, society admission fees, maintenance deposit, proportionate share of taxes, electricity charges, municipal corporation charges, statutory dues etc. as provided in ANNEXURE-"B" herein under shall be payable by the purchaser separately by account payee cheques and/or demand drafts and/or pay order (including remittances from abroad) in favor of "**Mahalaxmi Enterprise**" payable at Vadodara. The amounts mentioned in ANNEXURE-"B" hereto is indicative.
- (d) The terms and conditions mentioned herein shall stand merged into Sale Deed executed by the developer as regards the said Flat.
- (e) The purchaser shall pay the applicable stamp duty, registration charges, Legal / Advocate charges and other incidental expense payable at the time of registration of the Sale Deed whenever the same is executed.
- (f) The Purchaser shall bear and pay all applicable taxes/levies/cesses and/or any increase thereto time being in force including Goods and service tax, local taxes, water charges, insurance, duties, cess and such other levies, if any which are imposed by the concerned local authority and/or government and/or other public authority, as and when demanded by the developer including but not restricted to applicable taxes on sale of the flat by the developers or on account of change of user of the said flat of the purchaser.
- (g) The purchaser shall not have any right to transfer, assign or part with purchaser's interest or benefits of the said flat.
- (h) Upon termination of this allotment the purchaser shall have no right, title and interest in the said flat and developers shall be at liberty to dispose off and sell the said flat to such person and at such price as the developer may in its absolute discretion think fit.
- (i) The Purchase shall entered in agreement to sale as per as per the provisions of the Real Estate (Regulation and Development) Act, 2016.

ANNEXURE “D”**Description of property**

The **Non – Agricultural land** bearing Revenue Survey No 839, F O NO 88 AND T P NO 63 of situated at Mouje Village Gotri Taluka Vadodara, Dist Vadodara. In the area adm. 456.00 SQ. Mts. land the scheme consisting of Tower A titled as **RANG RAAS RESIDENCY** has been organized. And out of this the below mentioned property/FLAT having measurement and has been decided to be sold to you.

Tower / WING	Flat No.	Floor	Built-up Area (Sq. Mt.)	Carpet Area (Sq.Mt.)	Exclusive Balcony Area Carpet (Sq. Mt.)	Exclusive Wash Area Carpet (Sq. Mt.)	Exclusive Open Terrace Area Carpet (Sq.Mt.)	Undivided share of common land Area (Sq.Mt.)

Four boundaries are as under;

East :
West :
North :
South :