

ALLOTMENT LETTER

To,

Mr. _____ Mrs. _____

Address : _____

M.No. _____

e-mail: _____

You have shown your interest in purchasing a Flat in our project
"SHIVAY HEIGHTS" Address : BLOCK NO. 28 , FP – 118, TPS NO. 25, Village – Mota
Varachha , Surat , Gujarat.

Chaturseema: North – Block No. R39
East - Open Road
West - Block No. 135
South - Block No. 134A

The project "**Shivay Heights**" is registered under RERA vide Reg. No. _____

We have accepted your offer on following terms and conditions:

1. Description of _____ (unit):		
Block / Tower No.	:	
Flat No.	:	
Floor	:	
Carpet Area	:	
Carpet Area of Balcony or terrace	:	--
Total Area	:	
Builtup Area	:	
Sale Consideration	:	Rs. _____
2. <u>payment Details</u> :		
1. Basic price of Flat Price Of Parking	:	Rs. _____
2. Other Charges	:	
Stamp Duty & Registration Charges	:	Rs. _____
GST	:	Rs. _____

For Rudra Developers

Partner

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Maintenance Charges Of ___ Years	:	Rs. _____
SMC Charges (I.C./Akarni/Drainage)	:	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. <u>Payment Schedule</u> :				
No.	Description	Payment	Amount	Receive Date
1.	On Application For Booking	___ %	Rs. _____	
2.	Within 30 days of Booking	___ %	Rs. _____	
3.	Plinth Level	___ %	Rs. _____	
4.	On Completion of 1 st Slab to Top Slab each Slab	___ %	Rs. _____	
5.	On completion of the walls, internal plaster, floorings doors and windows of the said apartment.	___ %	Rs. _____	
6.	On completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level	___ %	Rs. _____	
7.	On completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building or wing	___ %	Rs. _____	
8.	On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain	___ %	Rs. _____	
9.	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	___ %	Rs. _____	
The allottee will be charge ___ % p.a. interest on the late payment.				

For Rudra Developers

Partner

4. Time duration for Completion of Flat on or before Dt. - _____

With amenities

Terms & Conditions :

1. This Allotment Letter Does not constitute a Sale Agreement.
2. This Allotment Letter is an application for booking a flat 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. It does not Create a binding obligation on the part of the promoter or the Allottee (s) Until, the allottee signs and delivers the agreement along with 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 sale 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 Flat/Show Room/Shop/Office.
8. If the allottee does not make the payment as per payment schedule, the promoter will be entitled 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.

For Rudra Developers

Murugan
Partner

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. Allottee 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. 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 bodied / 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.
18. In case of after execution of sale agreement, Allottee will desire to cancelled the said Flat , all the expenses to cancellation of agreement will be borne by the allottee.

For Rudra Developers
Murali
Partner

-: Declaration:-

I have read, understand, accepted and agreed for the above mentioned contents, payment plan, terms and condition. 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 there from. Any allotment against this application shall be subject to the term and conditions. I / We undertake to inform the firm of any change in my / our address or in any other particular/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, Rudra Developers

For Rudra Developers

Murthy
Partner

Authorized Signatory