

NILKANTH DEVELOPERS

SHREE NILKANTH BUSINESS HUB, F.P. 49, T.P. 26 (SINGANPORE,) MOJE SINGANPORE, SURAT

ALLOTMENT LETTER

TO,

DATE: _____

1. _____

RESIDING AT :- _____

2. _____

RESIDING AT :- _____

SUBJECT:- ALLOTMENT OF SHOP / OFFICE NO.

REFERENCE: YOUR APPLICATION DATED _____ FOR ALLOTMENT OF SHOP / OFFICE

Sir,/Madam,

You have submitted you're above referred application (said "Application") to us for allotment of SHOP / OFFICE as detailed below (Said "SHOP / OFFICE").

<u>PARTICULARS</u>	<u>DETAILS</u>	
Name of the Project	SHREE NILKANTH BUSINESS HUB	
Address of the Project	T.P. 26 (SINGANPORE), F.P.NO. 49, MOJE SINGANPORE, SURAT	
Apartment / SHOP / OFFICE No.		
Parking		
Area of Shop/Office		Area in Square Meters
	Capet Area	

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After receiving the said Application we have given you disclosures of various documents / information in respect of the land on which the above said project being/is developed and in respect of the said Apartment, as envisaged under The Real Estate (Regulation and Development) Act, 2016.

By this Allotment Letter you are hereby allotted the said SHOP / OFFICE subject to the terms and conditions mentioned herein below

(1) The cost details in respect of the said SHOP / OFFICE shall be as tabulated hereunder.

Sr. No.	Details	Amount in Rupees
1	Price consideration of the said Office/Shop including parking space and proportionate price of the common area and facilities appurtenant to the said Apartment	Rs _____/-
2	Applicable Service Tax /GST	Rs _____/-
3	Other Applicable Tax/ Vat	Rs _____/-
4	Stamp duty (including LBT, if applicable) in respect of above said price consideration	Rs _____/-
5	Registration Fee	Rs _____/-
6	Maintenance cost for first 12 months and or maintenance deposit	Rs _____/-
	Total	Rs _____/-

We have received from you an amount of Rs. _____/- (Rupees

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_____ only) by a cheque dated _____ for, Rs. _____ bearing No. _____ drawn on _____ Bank, Branch _____, towards advance payment (said "Advance Payment") and we have issued you a receipt in that regard.

- (2) The balance amount shall be paid by you to us as per payment schedule that will be mentioned in the agreement for sale in respect of the said SHOP / OFFICE (Said "Agreement")
- (3) You should deduct TDS as per prevailing income tax rules and pay the same too concerned authority.

OTHER TERMS AND CONDITIONS OF ALLOTMENT OF THE SAID APARTMENT

1. The amounts of stamp duty, registration fees, and service tax, GST, TDS and Vat are subject to change depending on Government policy. You shall pay the amounts towards stamp duty, registration fee, VAT prior to registration of the said Agreement as and when demanded by us. You shall pay the applicable service tax/GST on each of the installment payable to us and shall pay TDS if applicable of your own and give us certificate in that regards.
2. We have handed over to you a copy of "User Manu"/ Brochure in respect of use inter alia of the said Shop/Office, fixtures and fittings of the said Shop/Office and common facilities and amenities or common area of the above said project; and you shall be following instructions of the said User manual/Brochure strictly
3. Within a period of 30 (thirty) days from today you shall make yourself available for

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execution and registration of the said Agreement, failing which we shall be entitled to cancel allotment of the said SHOP / OFFICE to you by cancelling this Allotment Letter by giving written notice (by e-mail) of 15 (Fifteen) days if you fail to execute and register the said Agreement within the said notice period of 15 (fifteen) days, this Allotment Letter shall stand cancelled automatically without further notice.

4. If you intend to cancel allotment of the said SHOP / OFFICE to you, you shall submit to us "Application for Cancellation of Allotment" in our prescribed format along with original copies of receipts issued by us. In case the original receipts have been lost by you, you shall submit to us a duly notarized affidavit-cum-indemnity in our prescribed format at your own cost.
5. in case of cancellation of allotment of the said Apartment to you either on our part or on your part, as detailed above, we shall be entitled to deduct on amount of Rs. _____/- (Rupees _____ only) from the above said Advance Payment . It is hereby clarified that it shall be your sole responsibility to avail refund of the amounts paid by you on your behalf of the Government authorities inter alia towards stamp duty, registration fee, service tax, VAT, GST or any other taxes paid by you in this regard. We will refund the balance of the same (i.e. excluding the above said amount of Rs. _____/- and the above said taxes) to you without any interest thereon (said "Refund Amount")
6. If there are more than one Allottee, the cheque of the said refund amount shall be drawn in favour of the person from whose account we have received the same.
7. Once the allotment of the said SHOP / OFFICE to you is cancelled as above, you shall cease to have any claim on the Apartment and we shall be entitled to dispose of the same at our own discretion.

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Thanks and regards,

For _____

ACCEPTANCE OF ALLOTMENT OF THE SAID SHOP / OFFICE

I/We hereby acknowledge to have checked the said Disclosures and have received a CD containing the above said documents and information's. We also have received a copy of above said User Manual/Brochure.

We have read and understood the above said Allotment Latter and we hereby accept the allotment of the said SHOP / OFFICE from you subject to above said terms and conditions

Thanks and regards,

(Name and Signature of the Allottee No.: 1)

(Name and Signature of the Allottee No.: 2)