

ALLOTMENT LETTER

To,

Name:

Address:

Email/Phone No.:

Subject : Allotment Letter in respect of Unit No. _____ OF
TOWER NO _____ at “ **YOGI GREENS RESIDENCY PHASE 3** ”

Dear Sir / Madam,

We are pleased to inform you that we have preferentially allotted the Unit No. _____ in (Plot admeasuring _____ sq.mtr. And Carpet Area admeasuring _____ sq.mtr, Balcony Area admeasuring _____ sq.mtr and Open Terrace Area admeasuring _____ sq.mtr, Parking Area admeasuring - NA) the Scheme called as **“YOGI GREENS RESIDENCY PHASE 3”**

Situated Yogi Greens Residency phase -3. The project is registered with Gujarat RERA vide Registration No..... Said project is Constructed on the portion of Non-Agriculture Land situated at Village chhani of Registration District & Sub District Baroda, to you, subjected to acceptance of the terms of this letter by you. The particular of the present transaction are:
Direction as unders

EAST : _____

WEST : _____

NORTH : _____

SOUTH : _____

Sr. No.	Particulars	Amounts (in Rs.)
1	Cost of Plot of Land	
2	Construction Cost	
3	Stamp Duty and Registration Fees	
4	GST	
5	Maintenance	
6	Development Charge	
7	Other Cost	
	Total	

Terms :

1. The Allottee will make available all documents, as may be just and necessary for the preparation, execution and registration of the Agreement to sale.
2. The Allottee will make himself/ herself / themselves available for registration of the documents as and when needed.
3. On demand, we have given you the inspection of all title documents relating to the Property, Development Agreement, permissions given by concerned authorities and the plans, designs and specifications prepared by the Architect and the Structural Engineer and all other relevant documents specified under the Real Estate (Regulation and Development) Act, 2016 and the rules made thereunder.
4. The Allottee will make payment for the unit as set out in accompanying Annexure "A"
5. It has been agreed that the time for payment of all the amounts mentioned herein, including the aforesaid instalment(s), is of essence of the contract. It is further agreed that irrespective of any disputes which may arise between us, you shall make payments as and when demanded by us within 15 days from the date of Notice; failing which you shall be liable to pay the amount so demanded along with interest thereon on the outstanding @ State Bank of India highest Marginal Cost of Lending Rate plus 2 percent per annum for the delayed period.

6. Without prejudice to our right to charge interest upon your committing default in payment on due date of any amount due and payable by you to us (including your proportionate share of taxes levied by concerned local authority and other outgoings) and upon your committing three defaults of payment of instalment(s), we shall at our own discretion, may cancel this allotment; Provided that

we shall give notice of fifteen days in writing to you, by Registered Post AD or by e-mail at address provided by you, of our intention to

terminate this allotment and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Allotment. If you fail to rectify the breach or breached mentioned by us within the period of notice then at the end of such notice period, we shall be entitled to terminate this allotment. Provided further that upon termination of this allotment as aforesaid, we shall refund to you amount paid by you without any interest (subject to adjustment and recovery of Earnest money deposit, brokerage paid and taxes or any other amounts paid as liquidated damages) within a period of thirty days of the termination of this allotment. Upon termination we shall be free to allot the said Unit to any person(s) of our choice and you shall have no objection thereto. On cancellation/termination, you shall have no claim of any nature whatsoever against us except in respect of the balance amount payable if any.

7. You shall execute and register Agreement for Sale within 30 days from the date of payment of 10 % of the total consideration amount and shall pay applicable stamp duty, registration charges and other applicable statutory taxes and levies thereon. If you fail to execute and register Agreement for Sale as aforesaid, then we shall be entitled to cancel this allotment.

8. You have further confirmed to us that an intimation forwarded by us to you that particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is commenced or completed.

9. The detailed terms of the sale/ transfer of the Unit shall be incorporated in the Agreement ("Agreement"). The Agreement shall include the entire understanding as regards the sale of the Unit to you and shall be governed by the provisions of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder. Provisions of this allotment letter shall be deemed to be incorporated into the Agreement. However, in case of any conflict between the provisions of

the Agreement and this letter of allotment, the provisions of the Agreement shall prevail.

10. This letter is issued to record the understanding between parties and to reserve the allotment of the Unit to you, in accordance with the terms and conditions of the letter. However, it is hereby clarified that this letter of allotment does not create or vest any title in the Unit or any common areas in you. It is understood that you are paying the consideration amount from your own legitimate resources.

11. You shall not be entitled to assign the benefit of this letter or purport to sell / transfer the Unit until full purchase consideration is paid by you, and only after obtaining our prior written consent.

12. All the terms and conditions mentioned herein shall be binding on you and you confirm that this allotment is the basis of commercial understanding between us. This allotment shall be subject to Bharuch Jurisdiction only.

Thanking you

Yours Faithfully,

For _____

Authorized signatory

I accept the terms of the allotment.

(Allottee)

Date :

Place :

PAYMENT SCHEDULE FOR UNIT
ANNEXURE "A"

Sr. No.	Details	Amounts (in Rs.)
1	On Booking	
2	On Registration of Agreement of Sale	
3	On completion of Plinth Level	
4	On completion of Ground Floor Slab	
5	On completion of First Floor Slab	
6	On completion of Plaster	
7	On completion of Flooring	
8	Before Taking Possession	
	Total Rs. _____ _____ Only.	

Note:

It is expressly understood that the consideration mentioned herein does not include any taxes. Any other incidental or consequential charges, if any, shall be charged extra.

