

SPANDAN CO-OPERATIVE HOUSING SOCIETY LTD. – Sarvesh

Regd. No. AHM/GH(BH)24713

Dated: 31/07/2013

Ahmedabad

“Sanskrit “, 1st Floor,

Old High Court Road, Off. Ashram Road,

Ahmedabad-380009,

Phone-40001300

March 17, 2018

To

Sub: **Allotment Letter.**

Ref: Residential Unit No. _____ of "Sarvesh"

Dear Sir,

With reference to the personal discussion with you and/or your representative and also with reference to exchange of various papers, documents, etc. of our above said scheme, we have to state as under :

1. As detailed in, and subject to the terms & conditions of membership application forms, scheme, etc., you have been allotted Unit No. _____, admeasuring _____ sq. ft. equivalent to carpet area (as per RERA) _____ sq. ft. in "Sarvesh" of our project. The Land and Property belongs to Spandan Co-operative Housing Society Ltd. and admeasures approximately 16456 sq. mtrs. bearing Town Planning Scheme no.1, Final Plot no.51, Mouje Ranip, Taluka Sabarmati and District Ahmedabad.
2. We have availed Asset back loan from THE KALUPUR COMMERCIAL CO-OP BANK LTD, Ashram Road Branch, Ahmedabad. However, we shall obtain N.O.C. from them towards the said unit as and when desired.
3. It is also confirmed that as per rules and regulations of the scheme, you are entitled to mortgage the above said unit only for home loan purpose.

Yours faithfully,

For **SPANDAN CO- OPERATIVE HOUSING SOCIETY LTD.**

Authorized Signatory

RERA Regd No.:



1) Spandan Co-operative Housing Society Ltd - Sarvesh

2) Bakeri Projects Private Ltd.

Cin No. : U45203GJ2015PTC082128

RERA Regd No.: _____

"Sanskrut", 1st Floor,
Old High Court Road, Off. Ashram Road,
Ahmedabad-380009,
Phone-40001300

March 17, 2018

To

Dear Sir,

Sub: House Building Advance (HBA) LOAN

Ref. Deposit towards Unit No. _____ of "Sarvesh" by applicants

Further to our previous allotment letter etc. to the applicants, we have to state as under :

_____, (hereinafter referred to as "the applicants") have been allotted (as detailed in, and subject to the terms and conditions of membership application forms, scheme, etc.) Unit No. _____, admeasuring _____ sq.ft. equivalent to carpet area _____ sq. ft. (as per RERA) in "Sarvesh", situated on the land and property belonging to Spandan Co-operative Housing Society Ltd. and admeasures approximately 16456 sq.mtrs. bearing Town Planning Scheme no.1, Final Plot no.51, Mouje Ranip, Taluka Sabarmati and District Ahmedabad.

We are aware that the applicants have approached you for an HBA loan for accommodation in our scheme and with reference to that we are hereby informing and assuring you as mentioned below :

1. The approximate TOTAL PAYMENT (as detailed in, and subject to the terms and conditions of brochure, effective salient features - commercial sheet, application forms, scheme, etc.) towards the said unit, is **Rs.** _____ which includes payment towards cost of land - construction - services, scheme expenditure, entrance fees, share capital, preliminary expenses, etc.. The said amount includes approximate Legal Charges, AMC / AUDA and Torrent Power (AEC) charges (Calculated as per existing rates) etc. (in respect of document in favour of the applicants and/or any institution). The details of the same are as under:



Sr. No.	Details	Rs.
1.	Basic Cost including association membership fees. etc.	
2.	Other Charges (Calculated as per existing rates) etc.	
3.	Stamp Duty cheque in favor of "The Kalupur Commercial Co-operative Bank Ltd. "	
4.	Registration fees cheque in favor of the above mentioned Members	
5.	GST	
	Only if payment is made as per installment plan	
	Total Rs.	

If the above-mentioned total payment is not made as per installment plan, installment rate @ 9% higher shall be applicable.

2. We are prepared to REGISTER CHARGE of your institution in the records of Sadartha Members Association in respect of the said unit, whenever we receive instructions and/or the full amount (subject to Para No.1 above) from the applicants and/or your institution. Further, we hereby declare and undertake that we shall admit such person or institution as unit holder to the scheme as may be desired by your institution and shall transfer the shares and the said unit to that person or institution in the event of violation of rules of your institution for advance-loan by the applicants. However, all the above will be subject to the rules-regulations, etc. of the Developers / Project Consultants / Society/ Association in force at such time.
3. The applicants will not be permitted to transfer, assign, sell off or in any way deal with the said unit prejudicial to the interest of your institution, without prior WRITTEN CONSENT of YOUR INSTITUTION.
4. Normally, LIEN OF YOUR INSTITUTION WILL BE DULY REGISTERED / CREATED on the Share Certificate which will be issued to the applicants only after we have received such information and/or disbursement of loan amount from your institution to us. We agree upon the same to create charge in favour of your institution.
5. There is NO OBJECTION to the said unit being mortgaged to your institution.
6. We have a clear, legal and marketable title to the above said property of our Scheme and every part thereof, subject to project finance availed / to be availed and that all taxes and dues in respect thereof have been paid till date. In case, the project finance is shortly availed from any financial institution, an N.O.C. from them towards the said unit shall be duly furnished to you as and when desired by your institution.

We are fully aware that relying on what is stated hereinabove, your institution has agreed to process the applicants' loan application. Kindly make the payment by Pay Order / Demand Draft / Cheque in favour of **THE KALUPUR COMMERCIAL CO OP BANK LTD- "BAKERI PROJ. P. L. SARVESH APT ESC A/C 01020109256 "** at an early date.

Thanking you,

Truly Yours,

For Bakeri Projects Private Ltd.

For SPANDAN CO- OPERATIVE HOUSING SOCIETY LTD.

Authorized Signatory .

Authorized Signatory

