

No.(Flat /Apartment/Shop No.)

Date :

ALLOTMENT LETTER

To,

Sub : Allotment of the Apartment/Flat No.____ on __ floor in the building/ Wing named as Project “Royal Lake City-B”, on a portion of the Larger Land bearing Survey No. 70/3/ paikar/paikar/2 to be developed as “ROYAL LAKE CITY COMPLEX”, Umbergaon-396170.

Dear Sir/Madam,

1. With reference to your initial advance/deposit amount of Rs. vide cheque no. drawn upon bankdated towards allotment of the the Apartment/Flat No.____ on __ floor in the building/ Wing named as Royal lake city-B at ROYAL LAKE CITY COMPLEX, Near Akramaruti Lake, Sanjan-Umbergaon Road, Umbergaon-396170, we acknowledge the receipt of the same for the allotment of this flat only.
2. We hereby allot & agreed to sell to you the apartment / Flat bearing no.____on the _____Floor of the project ROYAL LAKE CITY-B having Carpet area admeasuring-_____sq.fts. (i.e _____sq.mtrs.) as per RERDA and attached Balconies having Carpet area admeasuring-_____sq.fts. (i.e _____sq.mtrs.) for the lump sum total consideration of Rs._____/ - (Rupees _____Only)
3. You have agreed and confirmed that you shall execute & register agreement for sale without possession after making 10 % amount of the total consideration (plus applicable VAT, service tax or GST, LBT, stamp duty, registration charges, documents preparation & legal charges and other statutory amounts levied on this transaction) of the said flat within _____ days from issuance of this letter.
4. You are aware that we intend to develop the Project under the name & style as ROYAL LAKE CITY and to construct Shops & Parking on Ground Floor and Shops & Flats on First Floor and Flats on Second Floor to Tenth Floor in Two Buildings "A" & "B" and parking on

H.O. Address

Kakaria Housing & Infrastructure Ltd.

1st Floor, Parijat Building, Royal Gardens, Vapi – Daman Rd, Chala, Vapi (west) – 396191, Phone: +91 9825145415

Ground Floor and Flats on First Floor to Tenth Floor in Seven Buildings " D " to " J " and also Club House named as Building " C " and the entire complex shall be known as "ROYAL LAKE CITY COMPLEX "

5. We also explained to you that the said project namely ROYAL LAKE CITY-B is registered under the provisions of The Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at _____ no._____.
6. The Total consideration Price as stated above excludes Taxes (consisting of tax paid or payable by the Promotor by way of Value Added Tax, Service Tax/GST and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promotor) up to the date of handing over the possession of the Apartment which shall be separately payable by the allottee in the manner as may be decided by the Promotor.
7. You have paid to us an amount of Rs. _____ (Rupees _____ Only) (not exceeding 10% of the total consideration) as an advance payment and you hereby agreed and confirmed the following schedule of payment for the balance amount of consideration in the following manner:
 - (i) 20% Upon Execution of Agreement
 - (ii) 15% On Completion of Plinth
 - (iii) 25% 2.5% On Completion of each Slab after First Slab
 - (iv) 05% On Completion of Walls, Internal Plaster, Floorings, Doors and Windows
 - (v) 05% On Completion of Sanitary Fittings, Staircases, Lift wells, Lobbies
 - (vi) 05% On Completion of External Plumbing, External Plaster, Elevation, Terraces with Waterproofing,
 - (vii) 10% On Completion of Lifts, Water Pumps, Electrical Fittings, Electro, Mechanical and Environment Requirements, Entrance Lobby, Plinth Protection, Paving of areas appertain
 - (viii) 05% At the time of Handing over of the Possession

Time in respect of the said payments or installments and in respect of all amounts payable under these presents by you to us is of the essence of the contract. In case of any delay on your part to make payment as per above schedule we have right to charge interest @ 9% p.a on the due amount till the date of actual payment together with interest.

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8. You have inspected all deeds, documents, building plans including permission granted by the local authorities for construction the said buildings with all common and exclusive amenities & all item and work carried out by The Promoter and You are fully satisfied about the clear & marketable title of the promoter to the said property and also satisfied with the construction quality of the building and the amenities provided therein. We have also explained to you that we have right to change, modify, alter, revise the approved sanction plans & Layout of the ROYAL LAKE CITY COMPLEX.
9. We informed to you that you shall neither have any right or authority to create any charge or any third party interest on the said apartment/ Flat nor any right or authority to assign or transfer the right under this letter, to any other person without our consent in writing.
10. You are aware that this letter is an acknowledgement of your advance amount for your proposal to purchase the said premises.
11. You have agreed and confirmed that Adhoc Maintenance charges, electric meter, Society formation charges, provisional amount towards the charges/expenses for procuring and using electricity, water, gas etc. will be extra and payable by you as per our demand letters. And all taxes as may be applicable and levied on the present transaction including VAT, Service Tax, LBT, TDS, GST or any other taxes in respect of the said premises shall also be borne and paid by you.
12. You should submit copies of a PAN, Adharcard, Residence Proof and/or Certificate of Incorporation /MOA/AOA as the case may be along with payments mentioned in the para 2 within _____ days herefrom.

13. General terms and conditions

- a. All payments against this allotment shall be made by way of a crossed Cheque/Demand draft drawn in favour of _____ payable in _____ Bank.
- b. If payment as stipulated in Point (7) above is not made and the agreement to sale is not registered then this allotment letter shall stand cancelled.
- c. The detailed terms and conditions of sale as discussed as per the draft prepared by our Advocate was seen and approved as displayed on the site and it has been approved by you and your advocate and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute & register the said agreement within _____ days herefrom.
- d. This Allotment shall be subject to Umbergaon Jurisdiction Only.

Site Address
Royal Lake City, Near Akra Maruti Lake
Sanjan - Umbergaon State Highway
Umbergaon – 396170
Email: sales@royallakecity.com
www.sukhsamruddhi.com



14. The allotment will be confirmed in your favour through a Registration of the Agreement for Sale in your favour only after fulfillment of the terms and conditions set-forth herein.

Yours faithfully,

Accepted by

For

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