

Developers:
MANAS CORPORATION



SOVEREIGN
— V I L L A —

Site: Sovereign villas, Nr. Prarthna Vihar,
30mtr Sevasi - Bhayli Canal Road,
Nr. Priya talkies, Sevasi Tp-I,
Vadodara - 391101.

ALLOTMENT LETTER

M: +91 99799 20700, 89803 50000
E: manascorporation2712@gmail.com

To,
Name:
Address:
Email/Phone No.:

Subject : Allotment Letter in respect of Unit No. _____ at "Sovereign Villa"

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 "Sovereign Villa" registered under **RERA Registration No. PR/GJ/VADODARA/VADODARA/Others/RAA05145/270319** situated at R Survey No 336/1, Plot No 140, Sevasi, Vadodara -391101. Constructed on the portion of Non-Agriculture Land situated at Village Sevasi Registration District & Sub District Vadodara accordingly we shall develop the land admeasuring on or about 2,441 sq. mtr having land boundaries:

East : Adjoining Final Plot No. 146
West : Adjoining Final Plot No. 139
North : Adjoining 12 mtr TP Road
South : Adjoining TP No.2 & 18 mtr TP Road

The consideration of Unit is Rs...../- (in words Only). There is no exclusive garage area and parking is common for all. The promoter agrees to sell and transfer undivided proportionate share in land at the time of executing agreement for sale to the Association of the Allottees and the Allottee hereby agrees to purchase the Unit. The said Unit is Allotted to and they undertake to abide by the conditions of booking and terms of payment as mentioned in Agreement for Sale and that not more than 10% of the total amount of unit shall be collected without first entering into agreement for sale. Further, the allottee shall agree to abide by all other such conditions as mentioned in Agreement for Sale to you subjected to acceptance of the terms of this letter by you.

MANAS CORPORATION

Ram Ravi
PARTNER

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 him / her/ 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 installment(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 amount @ 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 installment(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 breaches 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 a 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 this 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. **Description of Unit No.** - admeasuring sq.mtr. (Carpet Area), Plot Area admeasuringSq.mt, Built-up Area admeasuring..... Sq.mt. and Balcony & wash area admeasuring..... sq.mtr in project "**Sovereign Villa**" situated at at R Survey No 336/1, Plot No 140, Sevasi, Vadodara -391101. Constructed on the portion of Non-Agriculture Land situated at Village Sevasi Registration District & Sub District Vadodara Boudries of unit allotted
East :
West :
North :
South :

13. 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 Vadodara Jurisdiction Only.

Thanking you

Yours faithfully,

For Manas Corporation

Authorized signatory

I accept the terms of the allotment.

-----**(Allottee)**

Date :

Place:

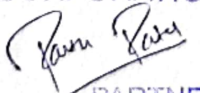
PAYMENT SCHEDULE FOR UNIT
ANNEXURE "A"

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.

MANAS CORPORATION


PARTNER