

DEVNANDAN DEVELOPERS

DRAFT OF ALLOTMENT LETTER

DATE:

TO,

DEAR SIR,

SUBJECT :- ALLOTMENT LETTER FOR FLAT NO./SHOP NO. In the building known as "SHYAM ATULYAM" situate, being and lying at all that piece or parcel of freehold Non-Agriculture Use Land bearing Amalgamated revenue Survey No. 461 and Town Planning Scheme No. 81(Lambha-laxmipura) and Final Plot No. 90 was given and thereof fixed to 3217 sq mtrs. Of mouje Lambha of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11(Aslali).

This is with reference to your request/offer to purchase form us a Flat No./Shop No. admeasuring _____ sq.mtrs. Rera Carpet area, _____ sq. mtrs. Balcony area and _____ sq. mtrs. Wash area (Only Flat no 102 & 103 of Block A has Open Terrace) in the building known as "SHYAM ATULYAM" situate, being and lying at all that piece or parcel of Freehold NonAgricultural Use Land bearing Amalgamated Revenue Survey No. 461 and Town Planning Scheme No. 81 (Lambha-Laxmipura) and Final Plot No.90 was given and area thereof fixed to 3217 sq.mtrs. of Mouje Lambha of Vatwa Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11(Aslali).

We hereby acknowledge and admit the Receipt of Rs...../- (Rupees Only) from you towards earnest money deposit for booking the Flat/Shop/Office from us. This is record that we have given inspection to you of the Conveyance Deed and all other documents, letters, papers and writings in relation to our title as well as plans sanctioned by the Ahmedabad Municipal corporation (for short, the AMC) designs, specifications, etc, as required under the provisions of Gujarat Town Planning and Urban Development Act, 1976, and the Rules framed there under (hereinafter referred to as the said Act) and you have perused all the documents related to our title to the above land and approved plan along with commencement certificate issued by the AMC And further the model Agreement of sale to be executed into between you and us and us and

SHYAM ATULYAM

BESIDE SIDDHI ELEGANT, NEW
TP SCHEME ROAD,
LAMBHA, 382405

CONTACT

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SHYAMATULAYAMLAMBHA@GMAIL.COM

the future development plan on the said plot as stated in the model Agreement. You have satisfied yourself that our title of the property is clear and marketable. No further requisition regarding the same shall be entertained.

In response to your request, We (herein after referred to as "the promoters") have reserved for you the above mentioned Flat for the lump sum price of Rs...../- (Rupees Only) subject to the following terms and conditions.

1. You will pay to us lump sum price of Rs...../- (Rupees) in consideration of sale of the said Flat by us to you. We, the promoter shall enter into registered agreement for sale with Mr./Mrs. On or the receipt of 10% more amount of sale consideration.
2. Over and above the lump sum price herein before mentioned, (a) you will have to bear and pay wholly and exclusively GST, all statutory taxes, dues, levies and duties by whatever name called and/or of whatsoever nature levied/charged or to be levied/charged by the State and/or the Central Government or any other competent Corporation in respect of this transaction i.e. purchaser of the said Flat from us, (b) you will bear and pay all the stamp duty and registration charges payable on the Agreement for Sale to be executed between us and you.
3. You shall pay to us the aforesaid lump sum price of the said Flat in the installments as per the payment schedule set out hereunder. Please note that it has been specifically agreed and understood between you and us that the payment of installments on time is the essence of the contract. If payment is not received within stipulated period given in the "Installment Call Notice", the allotment will be cancelled and 10 percent of the price of the said Flat will be forfeited and the balance amount will be refunded without any interest. Alternatively, interest as per rules will be charged. The discretion will rest absolutely with the Promoters. Interest on delayed payments can be charged alongwith installments or at the time of transfer/possession of the said Flat as per the discretion of Promoters. You are also required to note that the delay in payments of the installments shall cause the delay in handing over possession of the said Flat to you beyond the proposed completion period as mentioned herein under.

4. If for any reason whether within or beyond our control the whole or part of the projection is abandoned, no claim will be preferred except that your money will be refunded as per rules.
5. We hereby further record that we shall be tentatively handing over possession of the above said Flat to you on or about Dt 31/12/2026 subject to "FORCE MAJURE" clause as contained in our Model Agreement of Sale, shown to you. For any reason, if we are unable to give you possession of the said Flat, you will be paid back whatever money you paid to us as per rules.
6. You shall not be entitled to sell and/or transfer your right, title, interest and benefits under this letter of Booking and or Agreement of Sell to be executed and registered to any third party without NO OBJECTION CERTIFICATE from us. We shall be entitled to charge the transfer fee for giving such NO OBJECTION CERTIFICATE (NOC). You shall not be entitled for grant of such 'No Objection Certificate' (NOC) unless and until you pay all sums payable to us till then.
7. Due to modification and or Amendment of GDCR, if any change in the approved plan is required to be made by the AMC or by the Architects or the Promoters, resulting in reduction or increase the area as mentioned above, no claims, monetary or otherwise will be raised or accepted except that the lump sum price as mentioned above will be reduced or increased on prorata basis.
8. RERA registration no., Dt.

PAYMENT SCHEDULE

Sr. No.	Stage	Percentage
1	At the time of Agreement Of Sell	30%
2	Plinth level or Basement level of Building	15%
3	All RCC SLAB	25 %
4	Completion of Brick masonry work, & internal plaster	5%
5	Completion of Flooring, sanitary fittings, Stairs, Lifts, & Window & Door Works	5%
6	Completion of Out side plumbing & outer plaster, terrace with Water Proofing & Elevation	5&
7	Fittings of Lift, Water Pump, Electrical Fittings, Entrance, and Paver block Fitting Work	10%
8	At the time of Sale Deed	5% + Extra Charges
	TOTAL	100%

Boundaries of Flat/Shop

East:

West:

North:

South:

9. You shall observe and abide by all the terms and condition mentioned herein before and also contained in the model Agreement of Sell.

THANKING YOU,

YOURS FAITHFULLY

For, DEVNANDAN DEVELOPERS

AUTHORISED PARTNER

I Accept
