

**SUMMERWOODS DEVELOPERS
INDIA LLP**

ALLOTMENT LETTER

Dated:

To,

_____ (Name of the Purchaser)

_____ (Address)

Dear Sir/Madam,

Sub: Booking/ Allotment of **Residential Unit No. ____** in the residential housing scheme comprising of residential development known as "**Green View**" ("**Scheme**").

1. We are pleased to inform you that upon considering your application and subject to the terms & conditions appearing hereinafter, **Summerwoods Developers India LLP** (hereinafter referred to as "**the Promoter**") has provisionally allotted Residential Unit No. ____ (more particularly defined under **Schedule** hereunder) to you. The carpet area of the said Residential Unit allotted to you is approximately _____ square metres. The sale consideration payable for the said Residential Unit is INR _____ /- (**Rupees** _____ **Only**).
2. The amount paid along with the Application Form shall be treated as your earnest money towards the acquisition of said Residential Unit and you shall pay the balance of the sale consideration *in accordance with the Payment Plan annexed hereto as **Annexure 'A'***. The other charges that are payable by you at the time of execution of Sale Deed towards the acquisition of the said Residential Unit over and above the Sale Consideration has been tentatively informed to you and the same are acceptable to you. In the event of you failing to pay the balance consideration in time or if there is any delay on your part in making payment of any *in accordance with the Payment Plan annexed hereto as **Annexure 'A'***, you shall be charged interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the applicable laws from the date they fall due till the date of receipt/realization of payment by you.
3. Please note that if any of the cheques or other instruments of payment issued by you are dishonoured for any reason whatsoever, then the Promoter shall be fully entitled, at its sole discretion, to levy penal interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the applicable laws from the date they fall due till the date of receipt/realization of payment by you.



4. This allotment is subject to your making timely payments and complying with all your obligations, terms and conditions, more particularly described in **Annexure 'B'** hereto. If you fail to comply with any of your obligations under the transaction as mentioned herein or otherwise including further timely payments of the sale consideration as aforesaid then the Promoter shall be fully entitled, at its sole discretion at any stage to cancel the Allotment/ Booking of the said Residential Unit and shall forfeit the earnest money paid hereunder.

In token of your confirmation of the above, please return the duplicate copy of this letter duly signed by you.

Thanking You,

Yours sincerely,

For, **Summerwoods Developers India LLP**



Authorized Signatory

Encl: As above.

I accept the above terms & conditions

(Name of Purchaser)

Schedule

All that piece and parcel of Unit No. _____ admeasuring about _____ sq.ft./ _____sq. mtrs. Carpet Area as per RERA and exclusive balcony having approximate area of _____ sq.ft./ _____sq. mtrs. and exclusive wash area of _____ sq. ft / _____ sq. mtrs., making the total Carper Area of _____ sq. feet/sq. meters being _____ sq. feet/sq. meters of Supr Built-up area on the _____ Floor in _____ Block of the project known as Green View alongwith proportionate right in common areas of the Building namely passage, foyer, terrace, stairs, lifts etc. alongwith the rights in the Common Areas and Facilities as per proposed layout, and _____ square metres of undivided share in the Project Land being all that piece and parcel of land parcels bearing (1) Survey No. 345/11/002 admeasuring about 6290 sq. mtrs. (2) Survey No. 346/002 admeasuring about 2768 sq. mtrs. (3) Survey No.



348/003 admeasuring about 141 sq. mtrs. and (4) Survey No. 350/001 admeasuring about 2048 sq. mtrs., admeasuring in aggregate to 11247 sq. mtrs., situated within the limits of Village: Khodiyar, Taluka: Daskroi and District: Ahmedabad or thereabouts and 2 (Two) car parking space within the project as designated by the Developer i.e. Car park(s) situated on the Project Land, and bounded as follows

On or towards East :

On or towards West :

On or towards North:

On or towards South:

ANNEXURE 'A'

PAYMENT SCHEDULE

Construction Linked Payment Plan

Sr. No.	Stage of construction completion	Amount
1.	30% of total consideration to be paid by Allottee to Owner/ promoter after execution of this Agreement for sale.	
2.	45% of total consideration to be paid by Allottee to Owner/ promoter after completion of Plinth work of building.	
3.	70% of total consideration to be paid by Allottee to Owner/ promoter after completion of slabs of building.er/ promoter after execution of this Agreement for sale.	
4.	75% of total consideration to be paid by Allottee to Owner/ promoter after completion of walls and internal plaster work of building.	



5.	80% of total consideration to be paid by Allottee to Owner/promoter after completion of Sanitary fittings of building.	
6.	85% of total consideration to be paid by Allottee to Owner/promoter after completion of external plaster work of building.	
7.	95% of total consideration to be paid by Allottee to Owner/promoter after completion of lifts of building.	
8.	Balance amount to be paid before execution of deed of conveyance Sale deed of Unit.	

ANNEXURE 'B'

TERMS AND CONDITIONS OF ALLOTMENT

- (a) The Sale Consideration of the said Residential Unit is Rs. [_____] /- (**Rupees** [_____] **Only**). As on the date hereof the Purchaser has paid a sum of Rs. [_____] /- (**Rupees** [_____] **Only**) as initial payment (hereinafter referred to as "**Earnest Money**") and being part payment of the Sale Consideration. The Purchaser hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of Rs. [_____] /- (**Rupees** [_____] **Only**) (hereinafter referred to as the "**Balance Sale Consideration**") for the purchase of the said Residential Unit in the manner *set out in the Annexure – A mentioned hereinabove.*
- (b) Unless otherwise mutually agreed by the Parties, only upon the payment of the Balance Sale Consideration, the execution/registration of the Sale Deed in favour of the Purchaser with respect to the said Residential Unit ("**Sale Deed**") shall be executed by the Promoter.
- (c) The Purchaser shall make payment of the Sale Consideration under this Agreement by account payee cheques and/or demand drafts and/or pay orders (including remittances from abroad) in favour of "**Summerwoods Developers India LLP**" payable at Ahmedabad. The other payments with regard to amount towards Security Deposit, advance maintenance, share money, legal charges, society admission fee, proportionate share of taxes, electricity charges, Municipal Corporation Charges, statutory dues, etc. as applicable at actuals shall be payable by the Purchaser separately by account payee cheques and/ or demand drafts and/ or pay orders (including remittances from abroad) as indicated and informed by the Promoter at the time of possession and sale/ conveyance deed.



- (d) The terms and conditions mentioned herein shall stand merged into the Sale Deed executed by the Promoter as regards the said Residential Unit.
- (e) The Purchaser shall pay the applicable stamp duty, registration charges Legal/ Advocate charges and other incidental expenses payable, at the time of registration of the Sale Deed whenever the same is executed.
- (f) The Purchaser shall bear and pay all applicable taxes/ levies/ cesses and/ or any increase thereto including Goods and Services Tax, local taxes, water charges, insurance, duties, cess and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, as and when demanded by the Promoter including but not restricted to applicable taxes on sale of the said Residential Unit by the Promoter or on account of change of user of the said Residential Unit of the Purchaser.
- (g) The Purchaser shall not have any right to transfer, assign or part with Purchaser's interest or benefits of the said Residential Unit.
- (h) Upon termination of this allotment, the Purchaser shall have no right, title and interest in the said Residential Unit and the Promoter shall be at liberty to dispose off and sell the said Residential Unit to such person and at such price as the Promoter may in its absolute discretion think fit.

