

ALLOTMENT LETTER

To,
The Purchaser
Name:
Address:
PAN:

Dear Sir,

Subject: - Allotment of Unit No. _____ on _____ Floor in the proposed building "SHIV SAMARTH-1" on land bearing 3350 sq. mtr. Situated on the Block No.141, O.P No.11F.P.No.12, T.P.S.No-10, and Pal-Surat.

We have a pleasure to confirm that you have been allotted Unit No. _____ having Built up area: _____ sq. ft. and Carpet area: _____ sq. ft. constructed on all that piece and parcel of land admeasuring 3350 sq. mtr. Being a portion of entire land Situated on at the Block No.141, O.P No.11F.P.No.12, T.P.S.No-10, and Pal-Surat. Demarcated by its boundaries (Latitude 21.202036 and longitude 72.764702 of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division Surat, village: Pal, taluka Surat City, District: Surat, PIN-395009.

1.	Rs.	(Rupees Only) Being Lump sum Purchase Price for the said flat.
a.	Rs/-	Advance payment paid by you by Cheque No. _____ dated _____ drawn on _____
b.	Rs/-	Being the balance amount payable as and when demanded in proportion to work completion.

(2) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No _____ of the type _____ of carpet area admeasuring _____ sq. metres/ sq. feet on _____ floor in the building _____/wing (hereinafter referred to as "the Apartment") for the consideration of Rs. _____ including Rs _____ being the proportionate price of the common areas and facilities appurtenant to the premises.

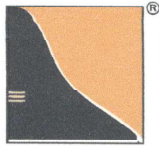
For Digja Infrastructure LLP

R.K. Dada'

Authorized / Partner

digjainfra@gmail.com | www.digjainfra.com

96, Shantivan Soc.-2, Surat kamrej Road, Sarthana jakatnaka, Surat-395006



(3) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee balcony/verandah having area admeasuring _____sq. metres forming part of the apartment for the consideration of Rs. _____/-.

(4) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee open terrace having area admeasuring _____sq. Meters/sq. Feet forming part of the apartment for the consideration of Rs. _____/-.

(5) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos situated at Basement and/or stilt and /or podium being constructed in the layout for the consideration of Rs. _____/-.

(6) You are aware that the project is registered under the provision of the Real Estate Regulation Act, 2016 with the Real Estate Regulatory Authority having RERA registration number _____ dated _____.

(7) You will have to enter into a registered Agreement as and when the amount received from the Allottee exceeds 10% of unit consideration as per provision under Real Estate Regulation Act, 2016 (i.e) and shall abide by all the terms and condition that will be contained in the formal Agreement for sale.

(8) In addition to the purchase price, you will also pay the necessary stamp-Duty and Registration Charges payable on the sale Deed.

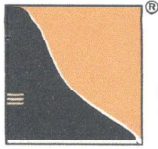
(9) Along with the above you shall also be liable to additionally pay to us the GST (Goods and Service Tax), Advocate fee, incremental contribution of SMC all GEB exp; advance society maintenance for 5 year and society deposits, grill, gas connection, SMC taxes applicable from starting of the project (Property tax, assessment & other tax etc.) and any other taxes as may be applicable and imposed by SMC.

For Digja Infrastructure LLP

R.K. Dada
Authorized / Partner

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(10) Interest at the rate of ____% should be charged on all your late payments.

(11) Full and Final payment with legal and extra other charges is must to be paid before sale deed registration & possession.

(12) We shall give possession of the said flat to you after the said building is ready to use and the Building Usage Certificate shall have been obtained from the Surat Municipal Corporation.

(13) This Letter of allotment shall not confer upon any kinds of rights whatsoever respect of the above said flat, unless the balance payment payable to us is paid by you as agreed and the necessary regular Agreement for Sale of the said flat is duly executed.

Kindly confirm all the above by acknowledging below.

Thanking You.
Yours Faithfully,

For M/s. DIGJA INFRASTRUCTURE LLP

I/We confirm all the
Above & herein agree
To abide by the same.

(Name & Signature of
Authorized Signatory)

(Name & Signature)
of the Purchaser)

Place:

Date: / /20__.

For Digja Infrastructure LLP

N. K. Desai

Authorized/ Partner

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