

ALLOTMENT LETTER

To,

Mr.....

.....

.....

Sub:- Allotment of the Apartment/Flat No..... admeasuring sq.mtr. (Carpet area) along with Wash area admeasuring about Sq.mtrs. and Balcony area admeasuring about Sq.mtrs on Floor in Block No.....in/of our **"MEGH MALHAR"** Project constructed/ floated on N.A. land for the residential purpose bearing Final Plot No.76 of Draft Town Planning Scheme No.9(Vasana-Hadmatiya-Saragasan-Uvarsad-Tarapur-Vavol) containing by admeasurements 9470 sq.mtrs. (given in lieu of land of Survey No.630 admeasuring 14569 sq.mtrs.) or thereabouts situate, lying & being at Nr. Parijat House,B/h. Pramukh Nagar, Mahatma Mandir (KH) Road, off S.G. Road, Gandhinagar, Moje **Uvarsad**, Taluka **Gandhinagar**, Revenue District Gandhinagar in the Registration District & Sub-District of **Gandhinagar**.

Dear Sir/Madam,

1. With reference to your initial advance/deposit amount of Rs...../- vide cheque No....., dateddrawn upon Bank towards allotment of the Apartment/Flat No..... on Floor in the Block No..... of our project named as **"MEGH MALHAR"**, we acknowledge the receipt of the same for the allotment of said Flat only.
2. We hereby allot and agreed to sell to you the apartment/Flat bearing No..... on theFloor of the our said project **"MEGH MALHAR"** having Carpet area admeasuringsq.fts. i.e.sq. mtrs. for the

GST No.: 24ABCP1724D1Z7

MEGHA DEVELOPERS

Near Parijat Homes, B/h. Pramukh Nagar,
Mahatma Mandir (KH) Road, Off. S. G. Road, Gandhinagar



MEGH MALHAR

3 & 4 BHK APARTMENTS

lump sum total consideration of Rs...../(Rupees only.)

3. You have agreed and confirmed that you shall execute and 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 and legal charges and other statutory amounts levied on this transaction) of the said flat within days from issuance of this Allotment letter.
4. We have also explained to you that our said **"MEGH MALHAR"** project is registered under the Provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority on
5. 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) % Rs...../-
 - (ii) % Rs...../-
 - (iii) % Rs...../-
 - (iv) % Rs...../-
 - (v) % Rs...../-
 - (vi) % Rs...../-
 - (vii) % Rs...../-
6. You have inspected all deeds, documents, building plans including permission granted by the local authorities for construction of the said building/s with all common and exclusive amenities and all item and work carried out by the promoter and you are fully satisfied about the clear and marketable title of the promoter to the said property and also satisfied with the construction quality of the building/s and the amenities provided therein.

7. We have informed to you that you will neither have any right or authority

GST No.: 24ABCPPI724DIZ7

to create any charge or any third party interest on the said apartment/

MEGHA DEVELOPERS

Near Parijat Homes, B/h. Pramukh Nagar,

Mahatma Mandir (KH) Road, Off. S. G. Road, Gandhinagar



MEGHA MALHAR

3 & 4 BHK APARTMENTS

Flat nor any right or authority to assign or transfer the right under this allotment letter to any other person/s without our consent in writing.

8. You are aware that this allotment letter is an acknowledgement of your advance amount for your proposal to purchase the said Apartment/Flat.
9. General Terms and Conditions
 - a. All payments against this allotment shall be made by way of a crossed Cheque/Demand draft drawn in favour ofpayable inBank.
 - b. If payment as stipulated in point (5) above is not made and the agreement to sale is not registered then this allotment letter shall stand automatically cancelled.
 - c. The detailed terms and conditions of sale as discussed as per the draft prepared by our Advocate is 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 would be executed & registered withindays here from.
 - d. This allotment shall be subject to **Gandhinagar jurisdiction** only.
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.

Said Flat No.....in Block No..... is bounded as under

Towards the East :-

Towards the West :-

Towards the North :-

Towards the South :-

Accepted by

Yours faithfully,

.....
.....

.....
Vinubhai M. Zalavadiya
Proprietor

GST No.: 24ABCPPI724DIZ7

MEGHA DEVELOPERS

Near Parijat Homes, B/h. Pramukh Nagar,
Mahatma Mandir (KH) Road, Off. S. G. Road, Gandhinagar

Megha Developers