



ALLOTMENT LETTER

Date: _____

To,

1) _____

Residing at: _____

2) _____

Residing at: _____

Dear Sir/Madam,

Subject : Allotment of Apartment/ Shop.

Thanks for showing your interest in our residential cum commercial Project "PAARIJAT SKYZ" (said "Project") on Freehold Non-Agricultural Use land for Residential and Commercial Purpose bearing (1) Survey No.372/10 paiki admeasuring 3821 sq.mtrs. out of 6171 sq.mtrs. and (2) Survey No.396/2 paiki admeasuring 735 sq.mtrs. out of 2478 sq.mtrs. aggregating to total land admeasuring 4556 sq.mtrs. which is merged in to proposed town planning scheme and allotted final plot No. 372/10+396/2 land admeasuring 2734 sq.mtrs., situate, lying and being at Mouje Sargasan, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar.

We have registered the said Project on land admeasuring 2734 sq mtrs. under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said "Act") with the Real Estate Regulatory Authority at _____ (hereinafter referred to as the said "Authority") and the said Authority has issued a Registration Certificate dated _____ bearing reference no. _____ for the said Project.

Page 1 of 5

GST NO. : 24AAZFP6708P1Z8

e-mail : paramdevelopers99@gmail.com

FP-372/10+396/2, B/h. Thaker Farm, Nr. Sargasan Cross Road, Sargasan, Gandhinagar - 382421.

You have been provided with copies of all the title documents relating to the entire Project, Title Certificate, copies of sanctioned plans and development permission issued by the authority, copies of proposed revised plans, copy of N.A. Use permission, project specifications and such other documents as are specified under the said Act. You have also verified the documents filed/uploaded by us with the said Authority and are satisfied with the same. You have also read the uploaded drafts of the Agreement for Sale and subsequent Sale Deed to be executed in your favor. By signing this Allotment Letter you accept all terms and conditions mentioned in the Agreement for Sale and subsequent Sale Deed and shall not raise any dispute in future.

You have shown your interest in purchasing an Apartment in our Project named "PAARIJAT SKYZ". The details of the Apartment are as under:

Particulars	Details
Shop/Apartment No	
Total Area	Sq.Mtrs(Carpet)
Balcony(if any)	Sq.Mtrs
Wash Area (if any)	Sq.mtrs.
Name of the Project	PAARIJAT SKYZ
Address of the Project	

By this Allotment Letter you are hereby allotted the said Apartment for a basic Purchase Consideration of Rs. _____/- (Rupees _____ only). The Purchase Consideration shall be inclusive of the basic price of the said Apartment and proportionate price for the common areas and facilities appurtenant to the said Apartment.

Out of the said Purchase Consideration you have paid to us an amount of Rs. _____/- (Rupees _____ only), being Booking Amount, vide cheque bearing no. _____ dated _____ drawn on _____ Bank, _____ Branch.

You shall pay 10% of the said Purchase Consideration (including the Booking Amount) within a period of 60 days from today and shall execute and register an Agreement for Sale in the format submitted to the said Authority. If you fail to make the payment or execute and register the Agreement for Sale then we shall forfeit 5 % of the said Purchase Consideration as administrative charges and your this Allotment Letter shall automatically stand cancelled and we shall be entitled to sell or in any other manner transfer the said Apartment to any third party without any claim/objection from you.

The remaining 90% of the said Purchase Consideration is to be paid in the following instalments:

Sr. No.	% of Amount	Event on which Payable
1	30%	On Execution of Agreement to Sale
2	45%	completion of the Plinth
3	70%	completion of the slabs including podiums and stilts
4	75%	completion of the walls, internal plaster, floorings doors and windows
5	80%	completion of the Sanitary fittings, staircases, lift, wells, lobbies upto the floor level
6	85%	completion of the external plumbing and external plaster, elevation, terraces with waterproofing
7	95%	Completion of the lifts, water pumps, electrical fittings
8	100%	at the time of handing over of the possession of the said flat

In addition to the above Purchase Consideration you shall be liable to pay:

- (i) Advance Maintenance Cost shall be payable to the Society or Association.

- (ii) Stamp Duty, Registration Fees, Legal Charges, GST and any other present and future taxes/cess levied by the Central Govt. or State Govt. or Local Authority;
- (iii) Proportionate share of stamp duty, registration fees and any other costs incurred for transfer of common areas and facilities in favour of Management Body to be formed for maintenance and management of the Project.

Once the Agreement for Sale is executed between the Parties then the terms and conditions mentioned therein shall supersede the terms and conditions mentioned herein.

The allotment of the said Apartment in your favour shall be complete only after you having paid the entire Purchase Consideration along with all other charges and execution and registration of sale deed in your favour.

Thanks and regards,

For, M/s. PARAM DEVELOPERS,

Partner

Acceptance of allotment of the said Apartment:

I/We hereby acknowledge to have received all information related to the Project and we have checked and are satisfied with the documents uploaded with the said Authority including the draft of Agreement for Sale and Sale Deed and we accept the terms and conditions mentioned therein.

We have read and understood the above said Allotment Letter and we hereby accept the allotment of the said Apartment. We hereby accept and acknowledge that we shall get the rights as an Allottee under the said Act only upon payment of the said Purchase Consideration and other charges and execution of the sale deed of the Apartment in our favour.

Thanks and regards,

(Name and Signature of the Allottee No. 1)

(Name and Signature of the Allottee No. 2)

Place:

Date: