

LETTER OF ALLOTMENT

This **Letter of Allotment** is given by **Axis Infratech LLP**, site “**24k**”, Besides PF office, Nr. Ward No. 6, Off Old padre road, Akota, Vadodara, herein after called as **Developers/Builders** to _____ herein after called as **Buyer/purchaser**, for the booking of flat premises in the proposed complex named 24K developed by Axis infratech LLP.

Whereas, the **Builders** have already acquired the rights for the development on the said land situated at Akota (F.P. No. 24) T.P. Scheme no. 1 for residential Complex named **24K**. The Permission and approval for the said land is obtained from the Vadodara Municipal Corporation for construction. Whereas, the **Purchaser** wants to Purchase a flat/Unit in said 24K on the _____ Floor Having _____ admeasuring about _____. Super Built-up in area. The Builders have agreed to book and allot the said premises to the Purchaser on the following terms and conditions:

The Builders have booked and allotted the Penthouse/ Unit no. _____ on the _____ Floor to _____ at mutually agreed cost of ₹ _____/- (Rupees only)

1. The Purchaser has understood and accepted the Approved plan, Specification and Facilities to be provided in the said premises as well as in the building and have satisfied themselves about the same. The Purchaser cannot make any changes to the elevation of the Building. Any changes in the said premises by the Purchaser will be charged extra by the Builder. Also, any internal changes in the said unit from its original plan shall be informed by the Purchaser to the Builder in well advance before the execution of work and the said work by the Purchaser shall be completed at additional cost.
2. The Purchaser has agreed to pay the maintenance deposit of Rs. _____ (_____) over and above the agreed sale price for the said premises for the purpose of common maintenance and expenditure pertaining to all common expenses of the building to the Builder/Owners Association/Society, or any Body formed by the Builders before taking the Possession of the allotted premises.

For Axis infratech LLP

Buyer/Purchaser

3. In case of any delay in giving possession of the property due to natural calamity, disaster, earthquakes, flooding, storm, act of God, strikes or other similar events beyond the control of the Builders or by any reason/delay in getting services from local authorities i.e. VMSS, GEB, Lift License etc. the Purchaser shall not ask for any compensation or damages from the Builders.
4. The Builders reserve the right to change or alter plans specification and or facilities to be provided in the premises and the building as well as for any future development to be made in the said property, the same shall be accepted by the Purchaser and is the binding to the Purchaser.
5. The Purchaser has agreed to the following payment terms:

1. Booking Amount	15%
2. Podium Slab Level	06%
3. 2 nd Slab Level	06%
4. 3 rd Slab level	06%
5. 4 th Slab Level	06%
6. 5 th Slab Level	06%
7. 6 th Slab level	06%
8. 7 th Slab Level	06%
9. 8 th Slab Level	06%
10. 9 th Slab Level	06%
11. 10 th Slab Level	06%
12. 11 th Slab Level	06%
13. 12 th Slab Level	06%
14. 13 th Slab Level	05%
15. Masonry & Plaster Level	04%
16. Before Possession	04%

The Purchaser hereby agrees to pay the amount payable under the terms of this allotment as and when they becomes due and payable, time in this respect being the essence of the contract.

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Further the Builders shall not be bound to give notice requiring payment and the failure thereof shall not be pleaded as an excuse for the delay of payment of any amount or amounts on the respective due dates.

If the Purchaser neglects, omits or fails for any reason whatsoever to pay to the said Builders any of the amount due and payable by the former under the terms and conditions of this allotment within the time herein specified, or if the Purchaser shall in any way fail to perform or fail to observe any of the covenants and conditions on his/her/their part therein contained or referred, then this allotment at the option of Builders shall cease and stand terminated and 90% of all the actual amount already paid by the Purchaser to the Builders shall be refunded to the Purchaser without interest and by mutually agreed installments, the first of which shall be payable six month from the due date of termination of this allotment and the balance 10% or 250000/- whichever is higher shall stand forfeited and the Purchaser shall have no claim of any nature whatsoever either express or implied against the builders.

Delay or irregular payment can affect the completion of allotted flat. Delayed completion due to delayed or irregular payment would be the Purchaser's responsibility.

Note: Document Charges and SERVICE TAX/GST/VAT/GEB DEPOSIT OR ANY OTHER FUTURE LEVIES will be charged extra as actual.

This agreement for Allotment is agreed between both the parties.

For Axis infratech LLP

Buyer/Purchaser