

FORTUNE ROYALE

PARIJAT BUILDING, 1ST FLOOR, ROYAL GARDENS, DAMAN ROAD, CHALA, VAPI-396191

E- Mail: fortuneroyle01@gmail.com

Date :

ALLOTMENT LETTER

To,

Sub : Allotment of the Apartment/Flat No.____ on __ floor in the ____ building/ Wing (as per approved plan the said building/wing is known as ----- Building/Wing) in the Project named as “Fortune Lifestyle Royale”, on a portion of the Larger Land bearing Survey No.382/1 of Village Chala-396191 to be Known as “FORTUNE LIFESTYLE ROYALE ” Registered with GUJ RERA under Registration No._____.

Dear Sir/Madam,

1. With reference to your initial advance/deposit amount of Rs.vide cheque no./RTGS/NEFT/DD drawn upon bankdated towards allotment of the **Apartment/Flat No.____ on __ floor in the ____ building/ Wing (as per approved plan the said building/wing is known as ----- Building/Wing)** in project named as Fortune Lifestyle Royale, Daman Road, Chala – Vapi -396 191, we acknowledge the receipt of the same for the allotment of the said Apartment/flat (Said Apartment).
2. We hereby allot & agree to sell to you Said Apartment having Carpet area admeasuring- ____sq.mtrs. as per RERA and attached Balconies having Carpet area admeasuring-____sq.mtrs. for the lump sum total consideration of Rs._____/ - (Rupees _____Only)
3. You have agreed and confirmed that you shall execute & register agreement for sale without possession upon payment of 10 % of the total consideration. Over and above the Consideration you shall be liable to pay applicable GST, Stamp Duty, Registration charges, Documents preparation & Legal charges and other statutory amounts levied on this transaction plus Municipal Tax, Gas Connection Charges , Electrical Meter Charges, DG charges, Advance Maintenance Charges, Society Deposit, etc.
4. The Project 'Fortune Lifestyle Royale' has Three High rise Buildings Consisting of Parking in Basement & Stilt and a podium and having 1 Office on First Floor of each tower and Residential Flats from First Floor to Tenth Floor.

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5. The Payment Schedule is as Follows:

% of Consideration	Time of Payment
10%	Upon Allotment
20%	Upon execution and Registration of Agreement for Sale
15%	Completion of Plinth
25%	2.5 % - Completion of 1 st Slab 2.5 % - Completion of 2 nd Slab 2.5 % - Completion of 3 rd Slab 2.5 % - Completion of 4 th Slab 2.5 % - Completion of 5 th Slab 2.5 % - Completion of 6 th Slab 2.5 % - Completion of 7 th Slab 2.5 % - Completion of 8 th Slab 2.5 % - Completion of 9 th Slab 2.5 % - Completion of 11 th Slab
5%	Completion of walls, Internal plaster, flooring, doors & windows
5%	Completion of sanitary fittings , staircases, lift wells, lobbies up to the floor level
5%	External plumbing, External plaster, Elevation, Terraces with water proofing
10%	5 % - Completion of water pumps, electrical fittings, entrance lobby/s, paving of areas appertain and all other requirements as may be prescribed in the agreement of sale 5 % upon Installation of Lifts
5%	Or balance at time of Handing over of the possession

Time is an essence of the contract. In case of any delay interest @ 9% p.a. shall be Payable. Over and above the consideration, the GST as applicable shall be payable from time to time.

6. You have inspected all deeds, documents, building plans including permission granted by the local authorities for construction of the said buildings with all common and exclusive amenities & all item and work carried out by The Promoter and You are fully satisfied about the clear & marketable title of the promoter to the said property and also satisfied with the construction quality of the building and the amenities provided therein. We have also explained to you that hereby you give your irrevocable consent to change, modify, alter, and revise the approved sanction plans & Layout of the FORTUNE LIFESTYLE ROYALE. It is also informed to you that the common amenities of the project shall also be utilise by the members/occupants of the building Life Style Royale. Copy of the plan & layout of proposed the flat is ataached herewith as Annexure 1 & approved.

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7. We informed to you that you shall neither have any right or authority to create any charge or any third party interest on the said apartment/ Flat nor any right or authority to assign or transfer the right under this letter, to any other person without our consent in writing and without full payment of consideration and other charges.
8. You have agreed and confirmed that Ad hoc Maintenance charges, electric meter, Society formation charges, provisional amount towards the charges/expenses for procuring and using electricity, water, gas etc. will be extra and payable by you as per our demand letters.
9. You should submit copies of a PAN, Adhar card, Residence Proof and/or Certificate of Incorporation /MOA/AOA as the case may be within 7 days of Allotment. If you are NRI/Foreign National you shall comply necessary FEMA Regulation/ RBI Guidelines without any liability upon Promoter.
10. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land and the said Flat which will, in any manner, affect the rights of Allottee under this Agreement, however the developer will be entitled to obtain Finance from any bank and/or Financial institutions on the security of the said Larger Land and the Buildings and the developer shall clear the encumbrance on the said flat before conveyance of the flat to the allottee;

11. General terms and conditions

- a. All payments against this allotment shall be made by way of a crossed Cheque/Demand draft/RTGS/NEFT drawn in favour of **Fortune Royale** payable in HDFC Bank Current A/c No.-**50200028025381**.
 - b. If payment as stipulated herein above is not made and/or the agreement to sale is not registered then this allotment letter shall stand cancelled.
 - c. The detailed terms and conditions of sale as discussed as per the draft prepared by our Advocate was seen and approved as displayed on the site and it has been approved by you and agreed upon between us and the same will be set out in an Agreement for Sale, which you shall execute & register the said agreement within _____ days hereof.
 - d. This Allotment shall be subject to VAPI Jurisdiction Only.
12. The allotment will be confirmed in your favour through a Registration of the Agreement for Sale only after fulfillment of the terms and conditions set-forth herein.

Yours faithfully,
For FORTUNE ROYALE

(Authorised Signatory)

Accepted by

Allottee 1

Allottee 2

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