

LETTER OF ALLOTMENT

Re: In the matter of Allotment of Unit/Shop/Showroom/Office no. _____ in our Scheme known as **“AIRAN SHELA 24”** situated at Land Bearing Subplot 2/2 of Final Plot No. 124, T.P. Scheme no. 3 (Shela), Moje Shela, Ta : Sanand, Dist : Ahmedabad demarcated by its boundaries (latitude and longitude of the end points) **Subplot 1 of Final plot No. 124** to the North **F.P. No. 124 (SUB PLOT 2/1)** to the South **24 mt. Wide T.P. Road** to the East **F.P. NO. 115/2** to the West.

The said Property bounded by :

East :

West :

North :

South :

- 1) That we have launched a Development Scheme known as **“AIRAN SHELA 24”** hereinafter referred to as “said Scheme” on the piece or parcel of freehold Non-Agricultural Residential & Commercial Use Land bearing Subplot 2/2 Final Plot No. 124 admeasuring 3281 sq. mtrs. of Town Planning Scheme No. 3 (Shela), Taluka Sanand in the Registration District of Ahmedabad and Sub District of Sanand as per Development permission/ Commencement Certificate being Raja Chithi No. PRM/141/8/2021/353 dated 11/10/2021 together with Plan duly approved by Ahmedabad Urban Development Authority and construction thereof has been commenced and the same is in progress.
- 2) That We have registered the said project 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 _____ under No. _____.

AIRAN DEVELOPER

B.No.158, F.P.124,
Opp.Shanti Business School,
Nandanbaug Bunglow Lane,
Shela, Ahmedabad - 380058.

- 3) That Shri / Smt./Sarvashri/M/s. _____, Proprietary firm through its sole Proprietor Shri _____ / M/s. _____ a Partnership firm through its Authorised Partner Shri _____ hereinafter referred to as "the Purchaser" intend to purchase Unit/Shop/Showroom/Office no. _____ adm. _____ sq. mts. (Carpet Area) on _____ Floor of the said Scheme along with Balcony admeasuring _____ sq.mts. (Carpet Area) and Open Terrace admeasuring _____ sq.mts. (Carpet Area) forming part of the said unit together with proportionate undivided/divided share/ownership in the land to the extent of _____ sq.mts. as undivided proportionate share along with _____ Allotted Car Parking ownership in the Common Assets with right to use all the Common Amenities and facilities provided in the said Scheme at or for a total/basic price consideration of Rs. _____ (Rupees _____ only) and out of the same you have paid the sum of Rs. _____ (Rupees _____ only) being _____ % by Cheque No. _____ dated _____ of _____ (Branch). The separate Stamp Receipt of even date for the same has been issued in your name and the said amount as also Balance amount paid/to be paid shall be in accordance with section 84 of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016), the Government of Gujarat or as may be mutually agreed by & between the vendor & purchaser.
- 4) The Above said price consideration is towards basic cost of the unit & the Purchaser has to pay other additional expense as mentioned in the Agreement to Sale at the time of possession or sale deed whichever is earlier.
- 5) M/s. AIRAN DEVELOPER shall execute Registered Agreement to Sale in favour of the Allottee upon receipt of 10% of the Basic Cost.
- 6) That subject to all the terms and conditions of said Agreement to Sell we hereby Allot said premises to the Purchaser and accordingly the Purchaser has agreed to Purchase the said premises and in token of acceptance of the Letter of Allotment the Purchaser has also subscribed its signature with Rubber Stamp in the manner as herein below.

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- 7) We shall provide allotted car parking space in the said scheme as per the requirement of the purchaser/s, with additional price consideration which can be used only by said purchaser/s, which location number shall be informed to the Purchaser in due course. The Purchaser shall not be entitled to use any other parking place in the said building/scheme, which the Purchaser has agreed.

Yours faithfully
For AIRAN DEVELOPER

Accepted by Me
For _____

Partner

Shri / Smt. /Sarvashri/Sole Proprietor/Partner/Designated Partner/
Authorised Director
Purchaser)

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