

ALLOTMENT LETTER

Dated:

To,

SUBJECT:- Allotment of Unit No. ____ in Project Called “Darshan Elegance”
RERA REG NO:- _____.
Dated : _____.

Dear Sir/Madam,

The **SANIDHYA DEVELOPERS** has provisionally agreed to allot to you the Bungalow/Shop/Office/Unit No. ____ admeasuring ____ sq.mtrs (Rera Carpet) situated on ____ Floor of Scheme known as “DARSHAN ELEGANCE” constructed upon the non-agricultural land bearing Revenue Block/Survey No: 640+646-647/1/2/2 comprising in the Town Planning Scheme No: 1 (Sanand), allotted Final Plot Nos: 338+380/2, Situated at Mouje: Sanand Gam (said project has registered under the provisions of The Real Estate (Regulation and Development) Act, 2016 vide its permission No: _____ of dated: _____) subject to the terms & conditions mentioned in your booking form dated _____, the said property is bounded as under:

	Four side Locations of the Unit	Four side Locations of the Land
On the East by:		
On the West by:		
On the North by:		
On the South by:		

You have agreed to acquire the said Property at or for a total consideration of Rs. _____/- (Rupees _____ Only), including consideration towards the common areas and facilities, a comprehensive break-up of which is as under and which is more specifically enumerated in the said Agreement to Sell The said amount not include any cost and expenses to be incurred towards Maintenance, Water & Electricity Charges, RERA Registration charges / fees, legal charges, GST, Stamp Duty & Registration Fees, and/or any other taxes/dues that may be levied by the State / Central Government from time to time.

Note: Subject to terms and condition as agreed and to be agreed by proposed member of the scheme that: (1) You have agreed to purchase and acquire and we have agreed to sell the said Flat on the terms and conditions more particularly set out in the Agreement to Sell, You have also

taken inspections of documents, title deeds, sanctioned plans, layout plans, Rajachitthi (Commencement Certificate) and all relevant documents recited in such Agreement to Sell and thus have agreed to purchase the said Apartment upon fully being satisfied with our title. (2) We have also explained to you that the development as per the layout for the construction of the said Scheme / Project shall be undertaken by us, as and when requisite permissions in that respect are obtained from the competent authority/ies including the Gujarat Real Estate Authority. (3) Subject to the balance Sale Consideration to be paid by you in accordance with the Payment Plan along with the details of the stage wise time schedule of completion of the Project, including the provisions for infrastructure like water, sanitation and electricity is annexed thereto. In the event of failure on your part, to pay the balance consideration as mentioned hereinabove in time or if there is any delay on your part in making payment of any installment and/or other charges, in accordance with the Payment terms, you shall be liable to pay interest @ _____% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon. This shall be in addition to the rights the Developer may otherwise have as per the applicable law. Please be informed that the payment of the balance sale consideration shall strictly be in accordance with terms agreed. Subject to making payment of 10 % of the total consideration, the Agreement to Sell shall be executed and registered by the Developer in favor of you. It is further stated and agreed that upon payment and realisation of such total consideration you will be eligible for a Deed of Conveyance in respect of the said Flat and common areas and facilities. (4) This Allotment Letter contains the preliminary terms governing the allotment of the said Flat by the Developer to the you. This Allotment Letter and the agreed terms and conditions of the booking form does not vest any right, title or interest to the you nor any other persons with respect to the said Flat. The Developer shall have the first lien and charge on the said Apartment for all its dues that may become due and payable by you to the Developer. (5) It is hereby expressly stated that no possession is handed over to you under this Allotment Letter and the Developer shall continue to be the owner of the said Apartment. The Possession of the said Flat shall be handed over only after receipt of the entire consideration and upon execution of the Sale Deed/Deed of Conveyance or upon obtaining Building Use Permission, whichever is later. (6) It is hereby stated that the booking of the said Unit is subject to your making timely payments and complying with all the obligations and also subject to execution of our standard formal Agreement to Sell executed by us, within _____ days from the date of intimation from the Developer, If you fail to sign, execute and register the Agreement to Sell within the stipulated period and/or if you fail to comply with any of your other obligations under the transaction including timely payments of the sale consideration, then the Developer shall be fully entitled and at its sole discretion to terminate in accordance with the terms agreed under the Agreement to Sell irrespective being executed or not.

Thanking You,

For **SANIDHYA DEVELOPERS**

I / We accept the above terms & conditions

(Mr. _____)