

ALLOTMENT LETTER

Name of the Member :

This is to certify that **M/s Ghanshyam Developers** is the developer of the land bearing Survey No.1047+1054 to 1111/14, T.P.S No.105, F.P. No.34/1 admeasuring 12166 Sq.Mtrs. and F.P. No. 34/2 admeasuring 4588 Sq.Mtrs. paiki Sub Plot No.1 admeasuring 3486.84 Sq.Mtrs. and Sub Plot No.2 admeasuring 1101.16 Sq.Mtrs. of Village Vastral, Taluka Vatva, District Ahmedabad. It is further certified that

is the member of the scheme. The said member is allotted Unit No. , Floor, having area of

Sq.mtrs (carpet area) in the scheme known as R.M. Arcade. The total value of the said Unit is fixed at Rs.

/-, out of which the member has paid Rs.

/-. The said member and/or the builder of the scheme have not taken on loan on the said property. The rights and titles of the said property are clear and marketable.

The 'R.M. Arcade' Project has been registered with the Real Estate Regulatory Authority ("Authority") on date _____ and the Project's Registration Certificate No. is _____. This Registration is valid for a period of _____ years commencing from _____, unless renewed by the Authority. The details of the Promoters and the Project are also available on the website (<https://gujrera.gujarat.gov.in>) of the Authority as required under Real Estate (Regulation and Development) Act, 2016 ("Act").

Land & Property Details - Chaturseema Details:

In North :

In South :

જોડે, ઘનશ્યામ ડેવલપર્સ
Jignesh H. Patel

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(2)

In East :

In West :

And measuring ____ Sq.Mtrs. (carpet area)

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended upto date) on terms and conditions, which may contain therein. You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and / or Agreement for Sale or such other documents executed for sale of the Units shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions :

1. All the terms and conditions mentioned in the Draft Agreement to sale document which is available on RERA website and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the Consideration Value as per mutually agreed terms.
3. The Society formation and other charges as specified in Annexure "A" hereto together shall be paid

શ્રી, યનશ્યામ ડેવલોપર્સ
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by the allottee at appropriate time over and above agreed consideration value of Unit as per Point No.2.

4. The allottee shall not transfer / resale this Unit without prior consent of promoter till the document sale deed is registered.

5. In the event the allottee fails to make payment after booking the Unit till the registration of the agreement to sale, the liquidated damages of ____% on the amount paid shall be recovered and the rest amount will be refunded with no interest.

6. All letters, circulars, receipt and / or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.

7. The rights and obligations of the parties under or arising out of this agreement shall be constructed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this Agreement.

Place: Ahmedabad

Date :

M/s. Ghanshyam Developers

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ANNEXURE A (To be confirmed)

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

- I. Deposits & Charges
 - a) Electrical Meter
 - b) Gas Connection
 - c) Water Meter
 - d) Municipal Cees/Taxes
- II. Expenses./Outgoing
 - a) Society Registration Charges
- III. GST
- IV. Any other charges on actual basis
 - a) Legal Charges
 - b) Infrastructure development charges to government authority
 - c) Corpus fund of Society
 - d) Any other charges not elsewhere specified.

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