



Anay Associates

Building Milestones

ALLOTMENT LETTER

To,
The Purchaser
Name:
Address:
PAN:

Dear Sir,

Subject: - Allotment of Unit No. _____ on _____ Floor in the proposed building "Milestone Indigo" on land bearing 733 sq. mtr. Situated at the Plot bearing T.P.Scheme NO. 6, (Majura-Khatodara), O.P NO. 163,164, City Survey no. 847, 747, F.P. no. 260+ 261, Surat

We have a pleasure to confirm that you have been allotted Unit No. _____ having Built up area: _____ sq. ft. and Carpet area: _____ sq. mtr. Constructed on all that piece and parcel of land admeasuring 5330 sq. mtr. being a portion of entire land Situated at the T.P.Scheme NO. 6, (Majura-Khatodara), O.P NO. 163,164, City Survey no. 847, 747, F.P. no. 260+ 261, Surat, Demarcated by its boundaries (21°10'56.7" N - 72°49'46.6" E) 60 mt wide road to the North 7mt. Wide road to the South Existing building to the East Existing building to the West of Division N/A, village N/A, taluka Surat city district Surat, PIN 395002 admeasuring 733 sq.mts. area being developed by Anay Associates.

T.P.-6, Majura-Khatodara,
Final plot No. 260-261, Near Gujarat Samachar,
Khatodara, Surat-395002
+91-261-2228122
office@milestonecorp.in

For Anay Associates

Partner



(1)	Rs.	(Rupees Only)
		Being Lumpsum Purchase Price for the said apartment.
a.	Rs/-	Advance payment paid by you by Cheque No. _____ dated _____ drawn on _____
b.	Rs/-	Being the balance amount payable as per Annexure -A

(2) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. _____ of the type _____ of carpet area admeasuring _____ sq. metres/ sq. feet on _____ floor in the building _____/wing (hereinafter referred to as "the Apartment") for the consideration of Rs. _____ including Rs. _____ being the proportionate price of the common areas and facilities appurtenant to the premises.

(3) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee balcony/verandha having area admeasuring _____sq.metres/sq.feet forming part of the apartment for the consideration of Rs. / _____

(4) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee open terrace having area admeasuring _____ sq.meters/sq.

(5) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby Page 5 of 16 agrees to sell to the Allottee open parking spaces bearing Nos situated at Basement and/or stilt and /or podium being constructed in the layout for the consideration of Rs _____/-

(6) You are aware that the project is registered under the provision of The Real Estate Regulation Act, 2016 with the Real Estate Regulatory Authority having RERA Registration No. _____ dated _____.

T.P.-6, Mejura-Khatodara,
Final plot No. 260-261, Near Gujarat Samachar,
Khatodara, Surat-395002
+91-261-2228122
office@milestonecorp.in

For Anay Associates

Partner



Anay Associates

Building Milestones

- (7) You will have to enter into a registered Agreement as and when the advance for the unit exceeds 10% of unit Consideration as per provision under Real Estate Regulation Act, 2016 and shall abide by all the terms and condition that will be contained in the formal Agreement for sale.
- (8) In addition to the purchase price, you will also pay the necessary stamp-duty and Registration Charges payable on the sale Deed.
- (9) Along with the above installment amount you shall also be liable to additionally pay to us the proportionate GST tax and any other taxes as may be applicable and imposed by SMC.
- (10) Interest @_% per annum shall be chargeable on all your late payments.
- (11) We shall give possession of the said Apartment to you after the said building is ready to use and the Building Usage Certificate shall have been obtained from the Surat Municipal Corporation. We expect to offer the possession of the said unit to you on or before _____.
- (12) This Letter of allotment shall not confer upon any kinds of rights whatsoever in respect of the abovesaid apartment, unless the balance payment payable to us is paid by you as agreed and the necessary regular Agreement for Sale of the said apartment is duly executed.

Kindly confirm all the above by acknowledging below.

Thanking You.

Yours Faithfully,

For M/s. Anay Associates

T.P.-6, Majura-Khatodara,
Final plot No. 260-261, Near Gujarat Samachar,
Khatodara, Surat-395002
+91-261-2228122
office@milestonecorp.in

(Name & Signature of

I/We confirm all the

Above & herein agree
For Anay Associates
To abide by the same.
[Signature]
Partner

(Name & Signature)



Annexure A

Payment Schedule

- (i) Amount of Rs...../- (.....) (Not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- (ii) Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- (iii) Amount of Rs...../- (.....) (Not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- (iv) Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- (v) Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- (vi) Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- (vii) Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

(viii) Balance Amount of Rs. (.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

T.P.-6, Majura-Khatodara,

Khatodara, District, Gujarat (Samerchar)

+91-261-2781122

office@milestonecorp.in

For Anay Associates

[Signature]
Partner