

PURANDARE & CO.

10, MIHIR PARK SOCIETY, OLD PADRA ROAD, VADODARA - 390020

ALLOTMENT LETTER

TO,

Mr. /Mrs... (1).....

(2).....

Address.....

Email id-.....

Mobile No. -----

Dear Sir/Madam,

Sub. - Allotment of **PLOT NO-----** , project called **SHANTINIKETAN** developed By **PURANDARE & CO** situated on Non-Agricultural land of village: **R.S. NO. 309/1, 310/, 311/1 , CHIKHODRA, VADODARA.** Having admeasuring plot area about 83316.30 sq mt of which 49989.78 sq. mtr. Are being developed.

RERA REGISTRATION NO.-.....

1. We are glad to inform you that upon considering your application and subject to the term & condition appearing here in after, **SHANTINIKETAN** project (hereinafter referred to as “the Promoter”) has provisionally allotted in **PLOT NO-----** To you. The Carpet Area having carpet area..... Sq mt. and total **AMOUNT RS. -----**Of **PLOT NO-----** Our Project **SHANTINIKETAN** parking area is for one vehicleSq mt. This allotment shall be subject to payment of other charges to be paid by you for acquiring the said **PLOT NO.** As appearing hereinafter.
2. The amount paid along with the application form shall be treated as your earnest money towards acquisition of the said **PLOT NO.** And you shall pay the balance of the sale consideration in accordance with the payment plan annexed hereto as annexure ‘A’ the other charges that are payable by you at the time of execution of sale deed towards acquisition of the said **PLOT NO.** over and above the sale consideration are annexed here to as Annexure ‘B’ and the same are
3. EAST - -----
4. WEST - -----
5. NORTH - -----
6. SOUTH - -----

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7. acceptable to you .in the event of you failing to pay the balance consideration and the other charges in time or if there is any delay on your part in making payment of any instalment and/or other charges interest @ % per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest there one which is duly acknowledged by you.
8. Please not that if any of the cheques or other instruments of payment issued by you are dishonoured caused any person whatsoever ,then the developer shall be fully entitled, at its sole discretion, to levy penal interest calculated @ ----- % per annual calculated from the due date of such outstanding payment till the actual receipt of the same along with interest there one and including any other charges/interest that may be charged by the Bank, if any, in case of cancellation of the Booking amount of 10% would be charged as the **"Booking cancellation amount"**
9. This allotment is subject to your making timely payment and complying with all your obligations, terms and condition, more particularly described in Annexure 'C' here to. if you fail to comply with any of your obligations under the transaction as mentioned herein or otherwise including further timely payment of the sale consideration as aforesaid then the developer shall be fully entitled, at its sole discretion at any stage to cancel the Allotment/Booking of the said **PLOT NO.** And shall forfeit the earnest money paid hereunder.
10. In token of your confirmation of the above, please return duplicate copy of this letter duly signed by you.
11. We Will registered agreement to sale on date -----

Thanking you

Yours sincerely,

For

Authorized signatory

Encl: as above.

I accept the above terms & condition

Name of purchaser:

Signature of purchaser

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ANNEXURE – A

PAYMENT SCHEDULE

[illegible]

ANNEXURE – B

OTHER CHARGES TO BE PAID

[illegible]

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TOTAL Rs.	

ANNEXURE – C

TERMS AND CONDITIONS OF ALLOTMENT

- (a) The sale consideration of the said PLOT NO. -----is Rs.....
(**Rupees only**).As on the date here of the purchaser has paid a sum of Rs..... (**Rupees. only**). as an initial payment (hereinafter referred to as(**"Earnest Money"**) and being part payment out of total sale consideration of Rs.....(**Rupees only**). (hereinafter referred to as(**"Balance said consideration"**)for the purchase of the said PLOT NO. in the manner set out in the **Annexure** -Mentioned hereinabove;
- (b) Unless otherwise mutually agreed by the parties only upon the payment of the Balance said consideration and other charges the execution/registration of the sale deed in favour of the purchase with respect to the said PLOT NO.(**"Sale Deed"**) shall be executed by the developer.
- (C) The purchase shall make payment of the sale consideration under this agreement by account payee cheques and/or demand drafts and/or pay orders (including remittance from abroad) in favour of **PURANDARE & CO** payable at **VADODARA**. The other payments with regard to amount towards security Deposit, advance running maintenance, share contribution, legal charges ,society admission fee, maintenance, deposit, proportionate share of taxes, electricity charges, municipal corporation charges, statutory dues etc as provided in **ANNEXURE – B** here under shall be payable by the purchase separately by account payee cheque sand/or Demand Draft and/or pay orders (including remittances from abroad) in favour of "..... payable at The amounts mentioned in the Annexure-B here to is indicative.
- (D) The term and condition mentioned here in shall stand merged into sale deed executed by the Developer as regards the said PLOT NO.
- (e) The purchaser shall bear and pay all applicable taxes/levies/cessed sand/or any increase thereto including Goods and service tax. Local taxes, water chargers, insurance, duties, cess and such other levies, if any, which are imposed by the concerned local Authority and/or Government and/or other public authority as and when demanded by the Developer including but not restricted to change of user of the said PLOT NO. Of the purchaser:
- (g) The purchaser shall not have any right to transfer, assign or part with purchaser's interest or benefits of the said PLOT NO. (h) Upon termination of this allotment, the purchaser shall have no right, title and interest in the said PLOT NO. And Developer shall

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be at liberty to dispose off and sell the said **PLOT NO.** To such person and at such price as the Developer may in its absolute discretion think fit.