

‘SHREE ONE’, VUDA Final Plot No. 107, T.P. Scheme No. 1, Village
Bhayli, Taluka & District Vadodara-391410.

Tel No. (O) 7046006550 Mo. No. : 9985006661

Date:- __/__/20__

To

Allottee(s) / Purchaser(s) :

Mr. / Mrs. / Miss

1.

ALLOTMENT LETTER

We hereby issue this Allotment Letter to you on the following Terms and conditions:

1. The Seller/Owner/Promoter M/S. SHREEJI INFRASTRUCTURE has allotted to you Apartment / Flat No. _____ with complete construction admeasuring _____ Sq. Mtrs. of Carpet Area as per RERA along with Balcony and Wash area of _____ Sq. Mtrs. and the Built up Area comes to _____ Sq. Mtrs. and Super Built Area comes to _____ Sq. Mts. (____Sq.ft) situated on _____ Floor of “__” Tower of “SHREE ONE” project. Which has been constructed on non-agricultural land admeasuring 1857.00 Sq. Mtrs. bearing Final Plot No. 107 which has been covered in VUDA T. P. Scheme No. 1 (Bhayli No.1) of village Bhayli, Taluka and District Vadodara in the Registration District Vadodara, Sub-District Vadodara-3 (Akota) in

the State of Gujarat. The proportionate share of in the common and undivided land of the said project comes to _____ Sq.Mtrs. for the said flat/unit.

The said Apartment / Flat No. ----- is bounded by as under:

On the East : -----

On the West : -----

On the North : -----

On the South : -----

2. The entire land of the project is bounded by as under:

On the East : 9 Mtrs. wide TP Road of VMC T.P. No.-16

On the West : 12 Mtrs. wide TP Road of T.P. No.-1

On the North : Final Plot No. 21

On the South : Final Plot No. 22

3. This project has been registered with RERA Authority of Gujarat vide
RERA _____ Registration _____ No.
PR / GJ / Vadodara / Vadodra / Others / RAA03411 / 140918.
4. The promoter has agreed to sell the said flat / unit to the allottee(s) for a sale
consideration of Rs. _____/- (Rupees _____ only).
5. The allottee(s) has paid a sum of Rs. _____/- (Rupees _____ only)
to the promoter as a booking amount by Cheque No. _____ dated
_____ drawn on _____ Bank. This allotment letter shall come
into force only after realization of the said cheque. If the said cheque is
dishonored by bank, then this allotment letter shall be treated as
automatically cancelled and revoked.
6. The Allottee(s) shall have to enter into an Agreement for Sale of the said
unit with the Promoter within One month from today, as per the draft of
Agreement for Sale prepared by the Promoter on the basis of the guidelines
given in Model Form of Agreement in Annexure “A” as per Rule No. 9 of
The Gujarat Real Estate (Regulation And Development) (General) Rules
Act, 2017). This allotment letter shall be considered as revoked and
cancelled if the allottee fails to enter into such Agreement for Sale with the
Promoter.
7. The Allottee shall pay to the Promoter the balance amount of sale
consideration of Rs. _____/- (Rupees _____ only)
in the following installments:-

- a. Amount of Rs. _____/- (Rupees _____ only)
(not exceeding 30% of the total consideration) to be paid to the Promoter on or before the execution of Agreement.
- b. Amount of Rs. _____/- (Rupees _____ only)
(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/Flat is located.
- c. Amount of Rs. _____/- (Rupees _____ only)
(not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs of the building or wing in which the said Apartment/Flat is located.
- d. Amount of Rs. _____/- (Rupees _____ only)
(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/Flat.
- e. Amount of Rs. _____/- (Rupees _____ only)
(not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircase, lift wells, lobbies up to the floor level of the said Apartment/Flat.
- f. Amount of Rs. _____/- (Rupees _____ only)
(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/Flat is located.

- g. Amount of Rs. _____/- (Rupees _____ only)
(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/Flat is located.
- h. Balance Amount of Rs. _____/- (Rupees _____ only) against and at the time of handing over of the possession of the Apartment/Flat to the Allottee on or after receipt of occupancy certificate.

8. If the Allottee(s) fails to pay two installments of sale consideration as per the above installments, then this allotment letter of the Allottee shall be treated as cancelled. The promoter shall be entitled to forfeit a sum of Rs. 50,000/- towards legal and administrative expenses from the money deposited by the allottee(s) in case the cancellation takes place before receipt of less than 50 % amount of total sale consideration. The promoter shall be entitled to forfeit a sum of Rs. 1,00,000/- towards legal and administrative expenses from the money deposited by the allottee(s) in case the cancellation takes place after receipt of more than 50 % amount of total sale consideration. Any Government Duties or Taxes Paid, Shall not be refunded/ reimbursed to the allottee(s). The excess money, if any, of the allottee shall be returned to the Allottee without any interest or compensation whatsoever within Six months from the sate of cancellation.

9. The Allottee on payment of entire sale consideration of the said flat / unit shall be entitled to use in common with other members, the common amenities / facilities like common roads, allocated parking space for one car in common parking area in basement or ground floor, lifts, stair case, water facility, security facility, sweeper facility, etc. and shall have to pay proportionate share in the maintenance charges for the same.
10. All the members of the said scheme shall have to form an association / society / committee for the management and maintenance of the said scheme / buildings. All apartment/flat holders shall have to compulsorily become members in such association / society / committee and shall observe the rules and regulations of the same and shall pay proportionate common maintenance charges.
11. In addition to the above amount of sale consideration, the allottee(s) shall have to pay the following charges and expenses for the said flat / unit to the promoter.
 - a. Rs. 60,000/- as contribution for charges paid / payable to VUDA for approval of lay-out plans, for obtaining plinth checking, completion and occupation certificates.
 - b. Rs. 50,000/- as contribution for Common Development Charges for provision of common garden and other common amenities
 - c. Rs. 25,000/- as contribution for Electric Connection Charges
 - d. Rs. 15,000/- as Legal Charges for drafting of documents.
12. Maintenance Deposit Rs. 2,00,000/- and Recurring Maintenance Expense Rs. 50,000/-(For 24 Months)

13. Stamp Duty and Registration charges Agreement for sale, sale deed and mortgage deed, if any, will be borne by allottee(s) as per actual. GST shall be payable extra as per Government Rules at the time of making every part payment of sale consideration.
14. The changes in exterior / elevation / common amenities are not permitted by the developer. The allottee(s) can make interior changes / modifications only after approval from promoter and any cost and charges in this respect will have to be paid in advance by the allottee(s).
15. Allottee(s) will become entitled to use and enjoy all the common amenities of the said project only after hand over of possession of the said flat / unit to the allottee(s) by the promoter.

Place: Vadodara

Date:

Issued by:

For Shreeji Infrastructure

Accepted by :

Authorized Partner

Allottee(s)/Purchasers(s)