

SHAKTI CONSTRUCTION

Block no. 102,, Ambika Pinnacle, Near River Heights,Lajamani Chowk Mota
Varachha- Surat -394101

ALLOTMENT LETTER

To,

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

(2).....

Address.....

.....

Email id-.....

Mobile No.-----

Dear Sir/Madam,

We are glad to inform you that you are allotted Flat/shop no.-----

On.....FloorIn Building.....Of our Project The Ambika Pinnacle Situated at
Block no.102, Tp no.18, Mota Varachha-surat . This allotment is confirm By
Shakti Construction. You are a defacto owner of undivided share of land of
the flat/shop super structure and other allied services of it.

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We have accepted your offer on following terms and conditions.

APARTMENT PARTICULARS	
APARTMENT NO.	
WING NO.	
FLOOR	
CARPET AREA	Sq.mt
ADDITIONAL CARPET AREA OF ENCLOSED BALCONY	Sq.mt
ADDITIONAL CARPET AREA OF DRY BALCONY	Sq.mt
ADDITIONAL CARPET AREA OF ATTACHED TERRACE	Sq.mt
COVERED PARKING SPACE	Sq.mt

TOTAL PRICE AND PAYMENT PLAN	
Price Of Apartment	Rs.....
Price Of Covered Car Parking	Rs.....
Agreement Cost	Rs.....

..3..

PAYMENT SCHEDULE		
At the time of Booking/Allotment	10.00%	Rs.....
On execution of agreement	10.00%	Rs.....
On commencement of the plinth	20.00%	Rs.....
On commencement of 6 th slab RCC	15.00%	Rs.....
On commencement of 12 th slab RCC	15.00%	Rs.....
On commencement of Flooring	10.00%	Rs.....
On commencement of Electrification/Plumbing	10.00%	Rs.....
At the Time Of Completion Certificate	10.00%	Rs.....
Grand Total	100.00%	Rs.....

OTHER CHARGES PAYABLE BY ALLOTTEE ON OR BEFORE EXECUTION OF AGREEMENT		
GST@.....% or any other Govt .taxes as applicable		
Total		

AMOUNTA PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY OF POSSESSION OF THE APARTMENT		
Advance maintenance collection towards provisional monthly contribution towards outgoings of society/apartment and Maintenance charges Rs.100/- sqmtr per month for 6 months		
Service Tax(@15.00%)/GST on the maintenance Charges (or as applicable)		

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TERMS AND CONDITIONS:

- 1) Issuance of the non-transferable Allotment Letter to the Allottee(s) by the Promoter does not create A binding obligation on the part of the Promoter or the Allottee(s) until , firstly, the allottee signs and delivers the Agreement with all the schedules (copy attached) along with the payments due as stipulated in the above payment plan within 30(thirty) days from the date of this Allotment Letter, and appears for registration of the agreement before the concerned sub register as and when intimated by the promoter. This allotment Letter is not meant or be treated or deemed to be as agreement as contemplated under provisions of law.
- 2) if the Allottee(s) fails to execute and deliver to the promoter agreement within 30(thirty)days from the date of this Allotment letter and/or do not appear before the sub register for its registration as and when intimated by the promoter within the aforesaid 30days, then the Promoter Shall Serve a notice to the Allottee by e-mail/by hand/by post/by courier on the address given by the Allottee for rectifying the default, which if not rectified within 15(fifteen) days from the date of its receipt by the Allottee .application/ Allotment of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount/ token amount shall be returned to the Allottee without any interest or compensation whatsoever, after the subsequent sale of the said apartment.
- 3) Minimum token amount should be equivalent to Rs.1,00,000/- which shall be retained as interest free bona fide refundable deposit, refundable.

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4) Unless agreement is entered into by the applicant, no right of any nature is conferred or intended to be conferred by this letter on the applicant

5) All taxes cess, charge or levies under any concerned statute shall be borne by the Allottee, over and above price of the apartment.

6) The Allottee has reviewed the floor plan & specification, of the said apartment at the time of booking and has no confusions what so ever and would not change the option confirmed by us on the date of booking.

For Shakti Construction

Authorized Signatory

I/WE have read, understood accepted and agreed for the above mentioned contents, payment plan terms and conditions.

Allottee