

7 STAR EMPIRE LIMITED

1001, WORLD TRADE CENTRE,
RING ROAD, SURAT – 395002, GUJARAT.

CIN: U45209GJ2016PLC093267
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DATE:-

ALLOTMENT LETTER

TO,

Mr./Mrs.....

Address.....

Email Id-.....

Mobile No.....

Dear Sir/Madam,

Sub.- Allotment of Unit No....., project called “STAR SMART CITY”
Which has 3 Building in the Project situated on the Plot bearing Block no.667,
TP NO.25 (Mota Varachha), OP no. 97, Final Plot no. 97/2 demarcated by its
boundaries latitude 21°14'54.0"N and longitude 72°53'27.3"E, FP no.96 land to
the north west direction, FP no.97/1 to the south west direction, 36 mtr TP
Road to the south east direction, FP no.98 to the north east direction of
Division TP-25(Mota Varachha) village Mota Varachha, taluka Adajan,
District Surat PIN 394101 admeasuring 14605.30 sq.mts. area being developed
by 7STAR EMPIRE LTD as per the approved plan.

RERA REGISTRATION NO.-

PR/GJ/SURAT/

1. We are glad to inform you that upon considering your application and
subject to the terms & condition appearing here in after, “7STAR
EMPIRE LTD” (here in after referred to as “ the Promoter”) has

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provisionally allotted Unit no..... to you. The said Unit having **carpet area..... Sq. mtr.** and total sale consideration Amount for the said Unit is RS..... /-

Unit No : surrounded as under :

Towards North :

Towards South :

Towards East :

Towards West :

2. The amount paid along with the application form shall be treated as your earnest money towards acquisitions of the said Unit 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 acquisitions of the said Unit over and above the sale consideration are annexed here to as Annexure 'B' and the same are 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 @ 24% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon which is duly acknowledged by you.
3. 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, as its sole discretion to levy penal interest calculated @ 24% per annual calculated from 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 the charged wolud be 25% of total sale consideration amount.

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4. This allotment is subject to your making timely payment and complying with all your obligations, terms and condition more particularly described Annexure 'C' hereto. 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 developers shall be fully entitled, at its sole discretions at any stage to cancel the allotment/Booking of the said Unit and shall forfeit the earnest money paid here under.
 5. In token of your confirmation of the above, please return duplicate Copy of this letter duly signed by you.
 6. We will registered agreement to sale without possession after recving 10% amount / payment of total sale consideration.

Thank You

Yours Sincerely,

For

Authorized Signatory

Encl: as above.

I accept the above terms &Condition

Name of purchaser :

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Signature of purchase

7STAR

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ANNEXURE-A

PAYMENT SCHEDULE

On or Before date	Amount to be paid (Rs)

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ANNEXURE-B

OTHER CHARGES TO BE PAID

On or Before date	Amount to be paid (Rs)
TOTAL Rs.	

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ANNEXURE-C

TERMS AND CONDITIONS OF ALLOTMENT

- (a) The sale consideration of the said flat is Rs.....
(Rupees..... only) As on the date hereof
the purchaser has paid a sum of Rs...../-
(Rupees.....only) as an initial payment (here
in after referred to as ‘Earnest Money’) and being part payment out of
total sale consideration of Rs.....
Rupees..... only).
- (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 Unit (“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 M/s. 7STAR
EMPIRE LIMITED payable at SURAT. The other payments with
regard to amount towards security Deposit, advance running maintains,
share contribution, legal charges, society admission fee, maintenance,
deposit, proportionate share of taxes, electricity charges, municipal
corporation charges, statutory dues separately by account payee
cheques and/or demand draft and/ or pay orders (including remittances

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from abroad) in favour of “..... payable at.....

The amounts mentioned in the Annexure-B here to is indicative.

- (d) The term and Conditions mentioned here in shall stand merged into sale deed executed by the developer as regards the said Unit:
- (e) The Purchaser shall bear and pay all applicable taxes/levies/cesses and/or any increase thereto including Goods and service tax, Local taxes, Water charges, 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 Unit 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 Unit,
- (h) Upon termination of this allotment, the purchaser shall have no right, title and interest in the said Unit and Developer shall be at liberty to dispose off and sell the said flat to such person and at such price as the Developer may in its absolute discretion think fit.