



ALLOTMENT LETTER

To,

Date: / /

Residential Unit/Commercial Unit _____ having Carpet Area admeasuring _____ sq. meters, Balcony Area _____ sq. meters & Wash Area _____ sq. meters (i.e. Built up Area of _____ sq. meters as per the approved plans) on _____ floor in the scheme known as "**The Spenta Suraj**" together with the undivided proportionate share of _____ sq. mtrs. in the land underneath the said Project together with proportionate share in the common amenities and facilities in the said Project, constructed on the Commercial use Non Agricultural land bearing Final Plot No.531 + 532, totally admeasuring about: **4713** sq. mtrs. (Allotted in lieu of **Revenue Survey No: 531 + 532/1 and City Survey no: NA 531/p2** admeasuring about: **6843 Sq. Mtrs.**) of draft town planning scheme (Vavol), situated, lying and being at Moje: Vavol, Taluka : Gandhinagar, in the Registration District of Gandhinagar and Sub District of Gandhinagar City, has been provisionally allotted to you subject to below referred terms and conditions.

On the North:

On the East:

On the South:

On The West:

The basic cost of the Unit allotted to you is Rs. _____ /- (Rupees Only).

The other charges like Maintenance Deposits, Maintenance Charges, Electricity Charges, GMC Charges, Legal Charges, Value Added Tax, Service Tax / GST, Stamp Duty, Registration Charges, Advocate Fees any other Government levies or any other charges as decided on or before possession, will be recovered from you as and when it will be finalized.

M/s. Shivaay Realities has got the project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as "the Act", with the Real Estate Regulatory Authority at Gandhinagar vide Registered No.

RERA No: _____



M/s. Shivaay Realities shall be entitled to cancel this Allotment as well to forfeit the amounts so paid by you at its sole discretion in case of any breach or non-compliance has been committed by you and not cured even after intimation given by us.

M/s. Shivaay Realities shall execute Registered Agreement to sale in favor of the Allottee upon receipt of 10% of the basic cost.

Ownership rights shall be transferred only upon the execution of full and final Registered Deed of Conveyance / Sale Deed in your favor. Rights under this Allotment Letter are non-transferable without the prior written consent of **M/s. Shivaay Realities**.

For,

M/s. Shivaay Realities

DESIGNATED PARTNER,

I/ We admit, accept and acknowledge.

(Member/s)

