

SARTHI DEVELOPERS

Site: "Shilp Aura", 18.00 Mt. Wide Road,
Nr. Podar International School,
Opp. Avaneesh Residency, Chhani, Vadodara.



DATE: ____/____/____

ALLOTMENT LETTER

This Is To Certify You That, Mr. /Mrs. _____ Has Been
Allotted The Flat No: _____ In Tower _____ in Our Project "**SHILP
AURA**" Situated on the Plot bearing R.S. No. 231 ,T.P. No. 46, F.P. 154
demarcated by its boundaries (latitude and longitude of the end points)
22.353332, 73.182253 to the East , 22.353377, 73.181918 to the West , 22.353708,
73.182152 to the South , 22.352942, 73.182049 to the North of Division Vadodara,
Situated At Abhilasha-Sama Canal Road, Near Podar International School, Opp
Avaneesh Residency, Chhani , Vadodara - 390024 admeasuring **2974 Sq. Mtr** area
The boundaries of the said property are as under:

EAST : _____

WEST : _____

NORTH : _____

SOUTH : _____

The Flat Carpet Area _____ Sq.Mt, Balcony _____ Sq. Mts, Common Area
_____ Sq. Mts and Parking Area _____ sq mts. In Building of Our Project.

The Total cost of Unit is mentioned as below;

Cost of Flat:	_____/-
Registration Expenses (Approx.):	_____/-
GST (Approx):	_____/-
Maintenance Expenses:	_____/-
Development Charges:	_____/-
Total Cost	_____/-

RERA Registration Detail: PR/ GJ/ VADODARA/ VADODARA/ Others/ RAA08776/160721

Allotment Letter Condition (In case of continuity, Cancellation and Refund of Property)

- 1) If customer is following every conditions that had explained at time of booking which are that customer has to make payment according to construction stages on time limit that is given then they are able to continue and keep the property till time of execution of final sale deed of his or her property
- 2) If customer is being failed to follow the condition which is mainly is that he or she ain't making payment on time according the construction stages and within its time limit then this may end up to cancellation of property.
- 3) In case of cancellation we refund the amount after deduction of company charge of 10% and GST from Whole payment that customer had made till this current date.

- 4) The Terms and Condition of the agreement to sale shall be binding on both the parties.

Construction stages and its payment terms:-

The Allottee has paid on or before execution of this agreement a sum of Rs. _____
(Rupees only) (not exceeding 10% of the total Consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs _____(Rupees) in the following manner :-

1. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
2. Amount of Rs...../-(.....) (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 House is located.
3. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said House is located.
4. Amount of Rs...../-(.....) (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 House.
5. Amount of Rs...../-(.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said House.

6. Amount of Rs...../-(.....) (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 House is located..
7. Amount of Rs...../-(.....) (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 House is located.
8. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the House to the Allottee on or after receipt of occupancy certificate or completion certificate.