

DRAFT LETTER OF ALLOTMENT

Date:-

To,
[Applicant's name]

Sub: Allotment of commercial Unit/Shop/Flat no. _____ in Tower _____ Having Carpet Area _____ Sq Mtr Of project "Yogiraj Hub & Heights", situated at Nr. Sayajipura Water Tank Char Rasta, Behind Omkara Heritage, New Vip Road Karelibaug Moje: Sayajipura R.S. no. 566/B, **24 Mtr Tp Road** to the North **RS No. 565** to the South **18 Mtr Tp Road** to the East **RS No. 566/1** to the West of Division **Sayajipura** village **Sayajipura** taluka **Vadodara** District **Vadodara** PIN **390019** admeasuring **4406.40sq.mts.**

Demarcated by its boundaries (latitude and longitude of the end points)

North-East: 22.330541, 73.241821
North-West: 22.330075, 73.241122
South-East: 22.330273, 73.242145
South-West: 22.329714, 73.241366

We thank you for your Application dated _____ addressed to Saptarshi Enterprise registered under Gujarat Real Estate Development and Regulatory Act 2016 having registration no _____ for the payments required for the purpose of allotment of your chosen Unit/Shop/Office. It is indeed our pleasure to inform you that the Unit booked by you via the aforementioned Application and provisionally allotted to you is now being finalized subject to the terms and conditions as stated in the Application and hereunder.

The details of the Applicant and the Unit allotted thereto are as under:

Name of Allottee (s)	PRIMARY APPLICANT'S FULL NAME
	JOINT APPLICANT'S FULL NAME
Address of Allottee(s)	Address Line 1
	Address Line 2
Phone/ Mobile no.	
Email ID of the Allottee(s)	
Unit/Shop/Office No.	
Name of Building	
Floor No.	
Type of Unit/Shop/Office	
Carpet Area	[Area] Sq. Ft. equivalent to [Area] sq. meters
No. of Car Parking(s) allotted	
Undivided Portion of Land & Other Common Area	
Consideration Value	Rs. [Amount]/-
GST	
Maintenance	
Stamp duty	

THE PAYMENT SCHEDULE IS AS FOLLOWS-

1(c) 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 :-

- I. Amount of Rs...../- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- II. 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 Apartment is located.
- III. 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 Apartment is located.
- IV. 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 Apartment.
- V. 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 Apartment.
- VI. 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 Apartment is located.

VII. 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 Apartment is located.

VIII. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate

TERMS

1. This allotment is subjected to the execution and registration of the agreement to sale within 30 days from the date of this allotment ,failing which this allotment shall automatically stand terminated. in the event of termination of this allotment the promoter shall refund the amount so received by the promoter as advance/preferential booking amount to the allottee within 7 days from the date on which this allotment stands terminated. provided under the above clause.
2. The allottee will make available all documents ,as may be just and necessary for the preparation, execution and registration of the agreement to sale.
3. The allottee will make himself/herself/themselves available for the registration of the documents as and when needed.

4. All overdue payments shall attract interest at 2% + prevailing SBI MCLR rate, from the dates they fall due till realization. It is clarified that payment of such interest shall be without prejudice to the other rights and remedies available to the Developer, including the right to cancel/terminate the allotment and/or claim losses/damages incurred or suffered in that regard.
5. The unit(s) cannot be let, sublet, re-sold or transferred to any third party by the Allottee till all amounts in relation to the Unit have been received by the Developer and the Allottee has taken possession of the Unit.
6. The Allottee agrees not to do or omit to do any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Project/Building or the Developer or its associates or its representatives. In the event, the Allottee does or omits to do any such act, deed or thing then it shall constitute an event of default and the Developer shall be entitled to proceed as per the provisions of this Allotment Letter.

THANKING YOU,
OF THE ALLOTMENT

I ACCEPT THE TERMS

SAPTARSHI ENTERPRISE
Harjivan R Mishra
PARTNER

AUTHORIZED SIGNATORY

ALLOTTEE

DATE:-