

Allotment Letter

Date: _____

To,

MR./ MRS. _____

Dear Mr.& Mrs.

Re. Letter of Allotment – Unit No. _____ on _____ floor, Building/Wing/Block _____ in the Project known as “Kailash Ojash”

This has reference to your request for booking a unit/ shop premise in the project known as **Kailash Ojash** (the “**Project**”), we state as under:

1. At your request, we have provisionally booked an apartment being unit no. _____, on the _____ floor, wing/block ___, having carpet area admeasuring _____ sq. mts. or there about of the building known as **"Kailash Ojash"**, located at Opp. Kailash Rejoice, Behind Dev Arcade, on 18 mtr TP Road, Nana Chiloda, Ahmedabad- 382330 together with (a) _____ sq. mtrs. undivided share, right, title and interests in common area and facilities to be developed thereon, (b) Exclusive verandah area admeasuring around _____ sq. mts. (collectively the “**Apartment**”) being constructed in the Project to be developed on the land bearing **Final plot No. 124 + 125/2 admeasuring 4976 Sq. Mtrs (Final Plot No.124 + 125/2) of TP Scheme No.241(NANACHILODA) allotted in lieu of Survey no. 201, 201/2 of Mouje Chiloda (Naroda) of Taluka Gandhinagar in the Registration District Gandhinagar and Sub-District Gandhinagar in the State of Gujarat and accordingly issuing this Letter of Allotment subject to the terms and conditions contained hereinafter under these presents.**

SCHEDULE-“A”

[DESCRIPTION OF THE PROJECT LAND]

All that piece and parcel of freehold non-agriculture land situate, lying and being at Nana Chiloda (Naroda) bearing Final plot No. **124 + 125/2** admeasuring paiki **4976 Sq. Mtrs (Final Plot No.124 + 125/2)** of TP Scheme No.**241** (NANA CHILODA)allotted in lieu of **Survey no. 201, 202/2** of Mouje Nana **Chiloda (Naroda)** of Taluka **Gandhinagar** in the Registration District Gandhinagar and Sub-District Gandhinagar in the State of Gujarat and bounded as under :-

On or towards the East by	:	Final Plot No. 122
On or towards the West by	:	Final Plot No. 133/1
On or towards the North by	:	T P Road
On or towards the South by	:	Final Plot No. 125/2

PART-B

[DESCRIPTION OF THE APARTMENT ALONGWITH BOUNDARIES IN ALL FOUR DIRECTIONS]

ALL THAT premises being Residential Apartment No._____, on the _____ Floor, wing _____, having carpet area admeasuring about _____ sq. mts. or thereabouts of the building known as "**Kailash Ojash**", located at Opp. Kailash Rejoice, Behind Dev Arcade, on 18mtr TP Road, Nana Chiloda, Ahmedabad-382330 constructed on the Project Land more particularly described in the Schedule-A herein above written together with (a) _____ sq. mtrs. Undivided share, right, title and interests in Common Area and Facilities developed thereon, (b) exclusive verandah/wash area admeasuring around _____ sq. mts., (c) exclusive balcony area admeasuring around _____ sq. mts., and the said Apartment is bounded as under:

On or towards East by	:
On or towards West by	:
On or towards North by	:
On or towards South by	:

2. You have verified and perused all the Project related papers, documents, sanctioned plans, layout plans, specifications and other project details required by you.
3. This letter does not constitute vesting of any right, title or interests in the Apartment or any part thereof;
4. You shall pay the total consideration towards purchase of the Apartment and other payments in accordance with the payment terms mentioned in Annexure-1 annexed hereto;
5. On receipt of requisite consideration (as per payment schedule in Annexure-1) within the prescribed period, we shall enter into an Agreement for Sale of the Apartment (the “ **said Agreement for Sale**”) in the format shared by us with you and register the same with the concerned Sub-Registrar of Assurances; on Payment of More than 10% of total consideration promoter will execute register Agreement for sale.
6. On receipt of all the payments including total consideration from you and the occupancy certificate (i.e. building use permission), from the concerned authority, we shall execute and register the deed of conveyance/ sale deed of the Apartment in accordance with the terms and conditions of the said Agreement for Sale;
7. We have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Regulatory Authority on _____ bearing Registration No. _____

Unless otherwise extended by us, this LOA shall be valid for a period of 30 days from the date of this letter within which you shall make the above referred requisite payments and execute and register the Agreement for Sale for the said Apartment with us. In case if you fail to complete the same within the requisite timeline, it shall be deemed that you have cancelled your booking and we shall have the right to book the Apartment in favour of any other person without need of any intimation to you and without assuming any liability whatsoever kind, or nature, by us. Under the circumstances, in case the payments received from you and you have failed to execute and register the Agreement for Sale with us, such payments shall be refunded to the account number from which it was received by us without any interest or charges within a period of 45 (forty five) days calculated from the date of expiration of this LOA (including period of extension, if any) after deducting the payments @9% of the total consideration towards pre-determined damages.

We would like to take this opportunity to thank you for the trust that you have reposed in our project and assure you our best services at all times.

Thanks and Regards

**For KAILASH REALTY PRIVATE LIMITED
PROJECT “ KAILASH OJASH”**

**Mr. Kamlesh B Chauhan
Director**

Agreed and Accepted By

Allottee