

SURYA KIRAN DEVELOPERS

GF,A BLOCK,VISHAL TOWER,SATELLITE,AHMEDABAD-380015

ALLOTMENT LETTER

Date: _____

To,

Purchaser – Allottee

Address

Dear Sir/Madam,

Subject : Allotment of Unit in the Project “**AAKASH HOMES**” situated at Village Okaf-Fatehwadi, Ahmedabad.

You have agreed to purchase a Unit bearing No. _____ (“said unit”) situated on the _____ Floor of Block No. _____ in our Project “**AAKASH HOMES**” (“said Project”) being constructed on all that pieces and parcels of Non-Agricultural land comprising of [1] Non Agricultural land admeasuring 7466 Sq. mtrs bearing Final Plot no. 73/2 allotted in lieu of Survey no. 424/3 of Mouje Fatehwadi and; [2] Non Agricultural land admeasuring 2671 Sq.mtrs bearing Final plot no 26/1 allotted in lieu of Survey no. 301/1 of Mouje Okaf and collectively amalgamated as F.P. No. 26/1 + 73/2 admeasuring 10137 Sq.mtrs in the T.P. scheme no. 88 (Sarkhej – Okaf – Fatehwadi – Sanathal); Taluka Vejalpur of the Registration District of Ahmedabad Sub-District Ahmedabad-04 (Paldi) and bounded as under:

North : FP no 73/1

South : 18 Mts. TP road

East : FP no 24/2 & 74

West : FP no 71 & 108

The said Project has been registered under the provisions of The Real Estate (Regulation and Development) Act, 2016 (Hereinafter referred to as the “Said Act”) with the designated Real Estate Regulatory Authority and the said Authority has issued a Registration Certificate dated _____ bearing reference no. _____,

The detail of the carpet area (As per the said Act) of the said unit is as follows:

Unit No.	Carpet Area Sq mtr	Wash area Sq mtr
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You have been provided with copies of all the title documents relating to the said Project, Title Certificate, copies of sanctioned plans and development permission issued by the authority, copy of N.A. Use permission, project specifications and such other documents as are specified under the said Act. You have confirmed that you are satisfied with all these documents and have no disputes whatsoever. You have also verified the documents filed/uploaded by us with the said Authority and are satisfied with the same. You have also read the uploaded drafts of the Agreement for Sale and subsequent Sale Deed to be executed in your favor. By signing this Provisional Allotment Letter you accept all terms and conditions mentioned in the Agreement for Sale and subsequent Sale Deed and shall not raise any dispute in future.

The Purchase Consideration for the said unit has been agreed at Rs. _____/- (Rupees _____ only). Out of the said Purchase Consideration you have paid to us an amount of Rs. _____/- (Rupees _____ only).

We have executed an Agreement for Sale dated _____ for sale of the said Unit in your favour which is registered before the Sub Registrar at serial no. _____ dated _____.

Hence by this Allotment Letter you are hereby provisionally allotted the said unit subject to compliance of all the terms and conditions mentioned in the aforementioned Agreement for Sale. Other than the abovementioned Purchase Consideration you shall be liable to pay all other charges, taxes and levies as agreed under the Agreement for Sale.

The allotment of the said Unit in your favour shall be complete only after you having paid the entire Purchase Consideration along with all other charges, taxes and levies and execution and registration of sale deed in your favour.

In case of cancellation or termination of the aforesaid Agreement for Sale, this Allotment Letter shall automatically deem to be null and void.

Thanks, and regards,

For, SURYA KIRAN DEVELOPERS,

Authorised Signatory

Accepted By:

Purchaser – Allottee