

# RAHULKUMAR RAMDEVBHAI BHADARKA

## AND OTHERS

T.P.SCHEME NO : - 3(KARANJ), R.S.NO.- 35 , F.P. NO.- 93,O.P. NO.-25, MOJE -KARANJ,  
TAL.- PUNA , DIST.- SURAT

### ALLOTMENT LETTER

To,

Mr. /Mrs... (1).....

(2).....

Address.....

Email id-.....

Mobile No. -----

Dear Sir/Madam,

Sub. - Allotment of OPEN PLOT NO. - -- project called **VASUDEV PARK** developed/promoted by **RAHULKUMAR RAMDEVBHAI BHADARKA AND OTHERS** situated on Non-Agricultural land of village: **T.P.SCHEME NO : - 3(KARANJ), R.S.NO.- 35 , F.P. NO.- 93,O.P. NO.-25, MOJE - KARANJ, TAL.- PUNA , DIST.- SURAT**. Having admeasuring plot area about **23693.00 sqmt**

**RERA REGISTRATION NO.-.....**

1. I am glad to inform you that upon considering your application and subject to the term & condition appearing hereinafter in Annexure C **VASUDEV PARK** (hereinafter referred to as "the Promoter") of **VASUDEV PARK** project has provisionally allotted you **OPEN PLOT NO. ----** (Hereinafter referred to as PLOT)-having plot Area..... Sqmt. and total consideration being **AMOUNT RS. -----**for **OPEN PLOT NO.. -----**.The allotment shall be subject to payment of other charges to be paid by you for acquiring the said PLOT. As appearing here in after.
2. The amount paid along with the application form shall be treated as your earnest money towards acquisition of the said PLOT. And you shall pay the balance of the sale consideration in accordance with the payment plan annexed hereto as annexure 'A' in addition to other charges that are payable by you at the time of execution of sale deed towards acquisition of the said PLOT. over and above the sale consideration are annexed

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here to as Annexure 'B' and the same are acceptable to you in the event of you failing to pay the balance consideration and the other charges in time or if there is any delay on your part in making payment of any installment and/or other charges interest @.....% per annum calculated from the due date of such outstanding payment till the actual receipt of the such outstanding payment till the actual receipt of the same along with Interest thereon shall be payable by you. Which is duly acknowledgment by you?

3. The adjoining area of the said **PLOT** in each direction is :
  - EAST - -----
  - WEST - -----
  - NORTH - -----
  - SOUTH - -----
4. Please note that if any of the cheques or other instruments of payment issued by you are dishonored by any reason whatsoever, then the developer/shall be fully entitled, at its sole discretion, to levy penal interest calculated @-----% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon and including any other charges/interest that may be charged by the Bank, if any, in case of cancellation 10% of the Booking amount of would be charged as the "**Booking cancellation amount**"
5. This allotment is subject to your making timely payment and complying with all your obligations, terms and condition, more particularly described in Annexure 'C' hereinafter. If you fail to comply with any of your obligations under the transaction as mentioned herein or otherwise including further timely payment of the sale consideration as aforesaid then the developer/promoter shall be fully entitled, at its sole discretion at any stage to cancel the Allotment/Booking of the said **PLOT**. And shall forfeit the earnest money paid hereunder.
6. In token of your confirmation of the above, please return duplicate copy of this letter duly signed by you.
7. If we accept more than 10% of sale consideration .We Will registered agreement to sale on date IF -----

Thanking you

Yours sincerely,

For



**RAHULKUMAR RAMDEV/BHAI BHADARKA**  
**AND OTHERS**

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Authorized signatory

Encl: as above.

I accept the above terms & condition

Name of purchaser:

Signature of purchaser

**ANNEXURE – A**

**PAYMENT SCHEDULE**

| On or Before date | Amount to be paid (Rs) |
|-------------------|------------------------|
|                   |                        |
|                   |                        |
|                   |                        |
|                   |                        |
|                   |                        |
|                   |                        |
|                   |                        |
|                   |                        |
|                   |                        |
|                   |                        |
|                   |                        |

**ANNEXURE – B**

**OTHER CHARGES TO BE PAID**



## AND OTHERS

TAL.- PUNA , DIST.- SURAT

[illegible]

## ANNEXURE – C

### TERMS AND CONDITIONS OF ALLOTMENT

- (a) The sale consideration of the said **OPEN PLOT NO. -----** is Rs.....  
(**Rupees.....only**). As on the date the purchaser has paid a sum of  
Rs..... (**Rupees.....only**). As an initial payment (hereinafter  
referred to as ("**Earnest Money**") and balance payable amount being  
Rs.....(**Rupees.....only**). (hereinafter referred to as ("**Balance  
said consideration**") for the purchase of the said **PLOT** . in the manner set out in the  
**Annexure -A** Mentioned hereinabove;
- (b) Unless otherwise mutually agreed by the parties only upon the payment of the Balance  
said consideration and other charges the execution/registration of the sale deed in favors  
of the purchase with respect to the said open **PLOT**. ("**Sale Deed**") shall be executed by  
the developer/promoter.
- (C) The purchase shall make payment of the sale consideration under this agreement by  
account payee cheques and/or demand drafts and/or pay orders (including remittance from  
abroad) in favors of **RAHULKUMAR RAMDEVBHAI BHADARKA AND OTHERS RERA** payable at  
**SURAT**. The other payments with regard to amount towards security Deposit, advance  
running maintenance, share contribution, legal charges ,society admission fee,  
maintenance, deposit, proportionate share of taxes, electricity charges, municipal  
corporation charges, statutory dues etc as provided in **ANNEXURE - H** Here in above shall be

*[Signature]*

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payable by the purchase separately by account payee cheques and/or Demand Draft and/or pay orders (including remittances from abroad ) in favors of "..... payable at ..... The amounts mentioned in the Annexure-B here to is indicative.

(D) The term and condition mentioned here in shall stand merged into sale deed executed by the Developer /promoter with regards the said **PLOT**.

(e) The purchaser shall bear and pay all applicable taxes/levies/cussed sand/or any increase thereto including Goods and service tax. Local taxes, water chargers, insurance, duties, chess and such other levies, if any, which are imposed by the concerned local Authority and/or Government and/or other public authority as and when demanded by the Developer/promoter including but not restricted to change of user of the said **PLOT**. Of the purchaser:

(f) The purchaser shall not have any right to transfer, assign or part with purchaser's interest or benefits of the said **PLOT**.

(g) Upon termination of this allotment, the purchaser shall have no right, title and interest in the said **PLOT**. And Developer/promoter shall be at liberty to dispose off and sell the said **PLOT**. To such person and at such price as the Developer/promoter may in its absolute discretion think fit.

