

DHARTI ASSOCIATES

JALARAM GUNJ, BAJWA KARODIYA ROAD, BAJWA,
VADODARA – 391 350 M:- 9825041343

ALLOTMENT LETTER

DATE:-

To,

_____ (Name of Purchaser)

_____ (Address)

Dear Sir/Madam,

Sub :- Booking/Allotment of Flat No. ____ in the scheme "**DHARTI ASSOCIATES (DHARTI RIVIERA)**" Situated at Village AKOTA R.S NO. 477, 478, T. P. NO. 1, C. S. NO. 114, 118, 119, F.P. NO. 405, Know as "SHREE NAGAR HOUSING SOCIETY", Paikki Plot No. 5, admeasuring 627.00 Sq.mt, at Registration & Sub District:- VADODARA, DISTRICT:- VADODARA, AUTHORITY NAME:- VADODARA MUNICIPAL CORPORATION.

RERA Registration Number: _____

1. I am pleased to inform you that upon considering your application and subject to terms and conditions appearing hereinafter. **DHARTI ASSOCIATES (DHARTI RIVIERA)** (hereinafter is referred to as "the promoter") has provisionally allotted Flat to you. The Carpet area of said Flat allotted to you is approximately ____ Sqmts , balcony is approximately ____ Sqmts and (That is: Having Built-up area ____ Sqmts as per approved plans) and Undivided share of Land ____ Sq. Mtr decided to buy a property by the buyer for Rs. _____/- and token Amount ____ Rs. Received. Property Description Annexed hereto as ANNEXURE "D". I shall give Possession on or Before Dt: 31/12/2025. This allotment shall be subject to payment of other charges to be paid by you for acquiring the said Flat as appearing hereinafter.
2. The amount paid along with the Application form shall be treated as your Earnest Money towards acquisition of the said Flat and you shall pay the balance of Sale Consideration in accordance with the payment plan. Annexed hereto as ANNEXURE "A". The other charges that are payable by you at time of liability to pay towards the acquisition of the said Flat over and above the sale consideration are annexed hereto as ANNEXURE "B" and 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, in accordance with the payment plan, you shall be charged interest 9% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon which is duly acknowledged by you.

3. Please note that if any of the cheques or other instruments of payment issued by you are dishonored caused any reason whatsoever. Then the developers shall be fully entitled at its sole discretion to levy penal interest calculated @9 % per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with the interest thereon and including any other charges/interest that may be charged by the bank, if any in case of cancellation of the booking amount of 10% would be charged as "Booking Cancellation Amount"
4. This allotment is subject to your making timely payments and complying with all your obligations, terms and conditions, more particularly described in ANNEXURE "C" hereto. If you fail to comply with any of your obligations under the transaction as mentioned herein or otherwise including further time payment of the sale consideration as aforesaid then the developers shall be fully entitled in at its sole discretion at any stage to cancel the Allotment/Booking of the said Flat and shall forfeit the Earnest Money paid hereunder.

In Token of your confirmation of the above, please return duplicate copy of this letter duly signed by you

Thanking you

Yours Sincerely

For, **DHARTI ASSOCIATES (DHARTI RIVIERA)**

Authorized Signatory

Encl: As Above

I accept the above terms and conditions

Name of Purchaser: _____

Signature of purchaser

ANNEXURE-"A"

PAYMENT SCHEDULE

On or before date	Amount to be paid
<u>TOTAL RS</u>	

ANNEXURE-"B"

OTHER CHARGES TO BE PAID

Details of Charges	Amount to be paid
<u>TOTAL RS</u>	

ANNEXURE-"C"

TERMS AND CONDITIONS OF ALLOTMENT

- (a) The Sale consideration of the said Flat is Rs. _____
(Rupees _____ Only) As on the date thereof the purchaser has paid a sum of Rs. _____
(Rupees _____ Only) as an initial payment (herein referred to as "Earnest Money") on
the payment of more than 10% of total consideration promoter will execute
agreement for sale and being part payment out of total sale consideration of said
Flat. The purchaser hereby agrees to pay to the developers/owner the balance
payment/amount of the sale consideration of Rs. _____
(Rupees _____ Only) (hereinafter referred to as the "Balance Sale Consideration") for
the purchase of the said Flat in manner set out in ANNEXURE-"A" mentioned
hereinabove.
- (b) Unless otherwise mutually agreed by the parties only upon the payment of the
Balance Sale Consideration and other charges the execution/registration of the sale
deed in favor of the purchaser with respect to the said Flat ("SALE DEED") shall be
executed by the developer.

- (c) The purchaser shall make payment of the Sale consideration under this agreement by account payee cheques and/or demand drafts and/or pay orders (including remittances from abroad) in favor of "ACCOUNT" payable at VADODARA. The other payments with regard to amount towards security deposit , advance running maintenance share contribution , legal charges , society admission fees , maintenance deposit , proportionate share of taxes, electricity charges , municipal corporation charges , statutory dues etc.. as provided in ANNEXURE-"B" herein under shall be payable by the purchaser separately by account payee cheques and/or demand drafts and/or pay order (including remittances from abroad) in favor of "DHARTI ASSOCIATES (DHARTI RIVIERA) RERA RETENTION ACCOUNT]" payable at VADODARA . The amounts mentioned in ANNEXURE-"B" hereto is indicative.
- (d) The terms and conditions mentioned herein shall stand merged into Sale Deed executed by the developer as regards the said Flat.
- (e) The purchaser shall pay the applicable stamp duty, registration charges, Legal/Advocate charges and other incidental expense payable at the time of registration of the Sale Deed whenever the same is executed.
- (f) The Purchaser shall bear and pay all applicable taxes/levies/cesses and/or any increase thereto time being in force including Goods and service tax , local taxes , water charges, insurance , duties , cess 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 including but not restricted to applicable taxes on sale of the Flat by the developers or on account of change of user of the said Flat of the purchaser.
- (g) The purchaser shall not have any right to transfer, assign or part with purchaser's interest or benefits of the said Flat.
- (h) Upon termination of this allotment the purchaser shall have no right, title and interest in the said Flat and developers shall be at liberty to dispose off and sell the said Flat to such person and at such price as the developer may in its absolute discretion think fit.
- (i) The Purchase shall entered in agreement to sale as per as per the provisions of the Real Estate (Regulation and Development) Act, 2016.

ANNEXURE "D"

Description of property

Revenue Survey No. 114, 118, 119, F.P. NO. 405, City Survey No. 1614 to 1620, T. P. Scheme No. 1 (Shree Nagar Co. Op. Housing Society, Akota) Know as "SHREE NAGAR HOUSING SOCIETY", Paikki Plot No. 5, admeasuring 627.00 Sq.mts, at Registration & Sub District:- VADODARA, DISTRICT:- VADODARA, AUTHORITY NAME:- VADODARA MUNICIPAL CORPORATION land the scheme consisting of Tower titled as " **DHARTII RIVIERA**" has been organized. And out of this the below mentioned property FLAT having measurement and has been decided to be sold to you.

Tower	FLAT No.	Floor	Built-up Area (Sq. Mtrs.)	Carpet Area (Sq. Mtrs.)	Exclusive Balcony Carpet Area (Sq. Mtrs.)	Exclusive Open Terrace Carpet Area (Sq. Mtrs.)	Undivided share of common land Area (Sq. Mtrs.)

Four boundaries are as under

East :
West :
North :
South :