

## **Allotment Letter**

**Ref.No.**\_\_\_\_\_ **Dated:**

**To,**

\_\_\_\_\_(Name of the Purchaser)

\_\_\_\_\_(Address)

\_\_\_\_\_

Dear Sir/Madam,

**Sub:**Booking/Allotment of **House No.**\_\_\_\_\_ in the Scheme **SHREE RAJ RESIDENCY** constructed on the land situated at **Survey No.396/paiki and Survey No.399/paiki** , admeasuring 2355 Sq.Mtr. T.P. Scheme No.44, Final Plot No.73 of Village Bapod, Tal. & District Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.

**The land bounded as under :**

**East :           Bansari Tenements**  
**West :           Tulsi Angan Apartments**  
**North :          9.00 Mtr. Road**  
**South :          Survey No 402**

1. **This project registered under Real Estate Regulation Act-2016 RERA Registration No. ....**
2. We are pleased to inform you that upon considering your application and subject to the Terms & conditions appearing hereinafter, **SHREE RAJ RESIDENCY** (hereinafter referred to as "the Promoter") has provisionally allotted **House No** \_\_\_\_\_ to you.  
The Carpet Area of said allotted to you, is approximetly \_\_\_\_\_Sq. Mtrs. (That is : having Built-up Area \_\_\_\_\_Sq.Ft. as per approved plans). The sale consideration payable for  
The said House is **Rs.**\_\_\_\_\_/-(Rupees\_\_\_\_\_Only).  
This allotment shall be subject to payment of other charges to be paid by you for acquiring the said House as appearing hereinafter.
3. On payment of more than 10% of total consideration promoter will execute agreement for sale.
4. The amount paid along with the Application Form shall be treated as your Earnest Money towards acquisition of the said House and you shall pay the balance of the sale consideration in accordance with payment plan annexed hereto as **Annexure 'A'**. The other charges that are payable by you at the time of execution of Sale Deed towards acquisition of the said House over and above the Sale Consideration are

annexed hereto 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 the 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 @ SBI MCLR Rate +2% 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.

5. Please note that if any of the cheques or other instruments of payment issued by you are dishonored caused any reason whatsoever, then the Developer shall be fully entitled, at its sole discretion, to levy penal interest calculated @ SBI MCLR Rate +2% 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 of the booking amount of 10% would be charged as the **"Booking cancellation amount"**.
6. 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 timely payments of the sale consideration as aforesaid then the Developer shall be fully entitled, at its sole discretion at any stage to cancel the Allotment/Booking of the said House and shall forfeit the Earnest Money paid hereunder. As per your confirmation of the above, please return duplicate copy of this duly signed by you.

**Thanking You,**

Yours Sincerely,

**For Tula Developers**

**Authorized Signatory**  
**Encl : As above.**

**I accept the above terms & conditions**

---

**Name of purchaser:**  
**Purchaser**

**Signature of Purchaser**

## **ANNEXURE-A**

### **PAYMENT SCHEDULE**

| On or Before Date                                | Amount to be paid<br>(Rs.) |
|--------------------------------------------------|----------------------------|
| <b>Booking Amount(10%)</b>                       |                            |
| <b>On day of Banakhat(20%)</b>                   |                            |
| <b>At Plinth Level(15%)</b>                      |                            |
| <b>At First Slab(25%)</b>                        |                            |
| <b>At Flooring(5%)</b>                           |                            |
| <b>For Sanatory Fittings(5%)</b>                 |                            |
| <b>For Outside Plaster and<br/>Plumbing(10%)</b> |                            |
| <b>For Wiring (5%)</b>                           |                            |
| <b>At the time of Possession (5%)</b>            |                            |
|                                                  |                            |
| <b><u>TOTAL Rs.</u></b>                          |                            |

## **ANNEXURE-B**

### **OTHER CHARGE TO BE PAID**

| Details of charges             | Amount<br>to be paid<br>(Rs.) |
|--------------------------------|-------------------------------|
| <b><u>Document Charges</u></b> |                               |
|                                |                               |
|                                |                               |
|                                |                               |
| <b><u>TOTAL Rs.</u></b>        |                               |

**ANNEXURE-C**  
**TERMS AND CONDITIONS OF ALLOTMENT**

- a) The Sale Consideration of the said House is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ **Only**) as an Initial Payment (hereinafter referred to as **"Earnest Money"**) and being Part Payment out of Total Sale Consideration of said House. The Purchaser hereby agrees to pay to the Developer/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 House 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 Sale Consideration and other charges the execution/registration of the Agreement to Sale and Sale Deed in favour of the Purchaser with respect to the said House (**"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 favour of **"Tula Developers Shree Raj Residency RERA"** payable at VADODARA. The other payments with regard to amount towards Security Deposit, advance running maintenance deposit, proportionate share of taxes, electricity charges, Municipal Corporation Charges, statutory dues etc as provided in **Annexure-B** hereunder shall be payable by the Purchaser separately by Account Payee Cheques and/or Demand Drafts and/or Pay Orders (including remittances from abroad) in favour of " \_\_\_\_\_ " Payable at \_\_\_\_\_.
- The amounts mentioned in the 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 House;
- e) The Purchaser shall pay the applicable stamp duty, registration charges Legal/Advocate charges and other incidental expenses 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 including Goods and Service Tax, Local Tax, Water charge, 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 or on account of change of user of the said House 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 House;
- h) Upon termination of this allotment, the Purchaser shall have no right, title and interest in the said House and the Developer shall be at Liberty to dispose off and sell the said House to such person and at such price as the Developer may in its absolute discretion think fit.
- i) **Description of the property:** The House No.\_\_\_\_ having Carpet area of \_\_\_\_\_ Sq. Mtrs... In building underneath, road and C O P of the housing estate known and named as **SHREE RAJ RESIDENCY** constructed on the land situated at **Survey No.396/paiki and Survey No.399/paiki , admeasuring 2355 Sq.Mtr. T.P. Scheme No.44, Final Plot No.73, of Village Bapod, Tal. & District Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.**

### **House**

**East :**

**West :**

**North :**

**South :**