

S SQUARE DEVELOPERS

F.P. No. 29, T. P. Scheme No. 1, Near Shivoham Ashram,
Village Sevasi, Taluka & District Vadodara-391101

Mobile No. _____

Email ID _____

RERA Registration No. _____

Date: -----

To
Allottee(s):
Shri -----
Address: -----

ALLOTMENT LETTER

We, the Promoter M/S. S SQUARE DEVELOPERS hereby issue this Allotment Letter to you on the following Terms and conditions:

1. The Promoter M/S. S SQUARE DEVELOPERS has allotted to you Apartment / Flat No. _____ with complete construction admeasuring _____ Sq. Mtrs. of Carpet Area as per RERA along with Balcony area of _____ Sq. Mtrs. and Wash area of _____ Sq. Mtrs. and the Built Up Area comes to ----- Sq. Mtrs. and Super Built Up Area comes to _____ Sq. Mtrs. situated on _____ Floor of _____ Tower of “SHERWOODS OPULENT” project. The proportionate share of in the common and undivided land of the said project comes to ----- Sq.Mtrs. for the said flat/unit.
2. The said project has been constructed on non-agricultural land admeasuring 8096.00 Sq. Mtrs. bearing Block No. 83, Old Survey No. 78 which has been covered in VUDA T. P. Scheme No. 1 (Sevasi No.1) and allotted Original Plot No. 19, Final Plot No. 29 of village Sevasi, Taluka and District Vadodara in the Registration District Vadodara, Sub-District Vadodara-4 (Gorwa) in the State of Gujarat.
3. This project has been registered with RERA Authority of Gujarat vide RERA Registration No. _____
4. The promoter has agreed to sell the said flat / unit to the allottee(s) for a sale consideration of Rs. ----- (Rupees -----only).
5. The allottee(s) has paid a sum of Rs. ----- (Rupees ----- only) to the promoter as a booking amount by Cheque No. ----- dated ----- drawn on ----- Bank. This allotment letter shall come into force

only after realization of the said cheque. If the said cheque is dishonoured by bank, then this allotment letter shall be treated as automatically cancelled and revoked.

6. The Allottee(s) shall have to enter into an Agreement for Sale of the said unit with the Promoter within ----- days from today, as per the draft of Agreement for Sale prepared by the Promoter on the basis of the guidelines given in Model Form of Agreement in Annexure “A” as per Rule No. 9 of The Gujarat Real Estate (Regulation And Development) (General) Rules Act, 2017). This allotment letter shall be considered as revoked and cancelled if the allottee fails to enter into such Agreement for Sale with the Promoter.
7. The Allottee shall pay to the Promoter the balance amount of sale consideration of Rs.------(Rupees-----) in the following installments:-
 - a. Amount of Rs. _____/- (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
 - b. Amount of Rs. _____/- (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment/Flat is located.
 - c. Amount of Rs. _____/- (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment/Flat is located.
 - d. Amount of Rs. _____/- (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment/Flat.
 - e. Amount of Rs. _____/- (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircase, lift wells, lobbies up to the floor level of the said Apartment/Flat.
 - f. Amount of Rs. _____/- (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building or wing in which the said Apartment/Flat is located.
 - g. Amount of Rs. _____/- (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro. mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment/Flat is located.

- h. Balance Amount of Rs. _____/- against and at the time of handing over of the possession of the Apartment/Flat to the Allottee on or after receipt of occupancy certificate.
- 8. In addition to the above amount of sale consideration, the allottee(s) shall have to pay the following charges and expenses for the said flat / unit to the promoter.
 - a. Deposit, estimate and meter charges for Electric Connection in the name of allottee for the said flat will be payable extra on actual basis
 - b. Rs. 15,000/- as Legal Charges for drafting of documents for the said flat.
 - c. After sale deed, allottee will have to apply for mutation entry in village Form No. 7/12 or property card which ever is applicable. If required, promoter will arrange for legal service for this purpose on payment of extra charges.
 - d. Allottee will pay Maintenance Deposit Rs. 3,00,000/- (Rupees Three Lakh Only) before sale deed. Allottee will also pay recurring Maintenance Charges on annual basis as may be fixed by the Association / Society from time to time looking to the requirement of fund to meet actual maintenance expenses from time to time in future. Allottee will also pay in advance Rs. _____/- for his/her share in common maintenance charges for initial two years.
 - e. Stamp Duty and Registration charges for Agreement for sale, sale deed and will be borne by allottee(s) as per actual. Stamp Duty and Registration charges for mortgage deed, if any, will be borne by allottee(s) as per actual.
 - f. The changes in exterior / elevation / common amenities are not permitted by the developer.
 - g. Before hand over of possession at the request of allottee, the promoter may carry out internal changes / modifications in the construction of the sad flat on payment of extra cost for the same in advance.
 - h. Allottee(s) will become entitled to use and enjoy all the common amenities of the said project only after hand over of possession of the said flat / unit to the allottee(s) by the promoter.
- 9. If the Allottee(s) fails to pay two installments of sale consideration as per the above installments, then this allotment letter of the Allottee shall be treated as cancelled. The promoter shall be entitled to forfeit a sum of Rs. 50,000/- towards legal and administrative expenses from the money deposited by the allottee(s) in case the cancellation takes place before receipt of less than 50 % amount of total sale consideration. The promoter shall be entitled to forfeit a sum of Rs. 1,00,000/- towards legal and administrative expenses from the money deposited by the allottee(s) in case the cancellation takes place after receipt of more than 50 % amount of total sale consideration. The excess money, if any, of the allottee shall be returned to the Allottee without

any interest or compensation whatsoever within Six months from the sate of cancellation.

10. All the members of the said scheme shall have to form an association / society / committee for the management and maintenance of the said scheme / buildings. All apartment/flat holders shall have to compulsorily become members in such association / society / committee and shall observe the rules and regulations of the same and shall pay proportionate common maintenance charges.

The said unit is bounded as under:

East :

West :

North :

South :

Place: Vadodara

Date:

Issued by :

For S Square Developers

Accepted by :

Authorized Partner / Signatory

Allottee(s)