

DWARKESH CONSTRUCTIONS

" KARUNESH BUSINESS CENTRE " T.P.S. NO:- 60 (PUNA), BLOCK NO. : 345/1,
O.P. NO. :- 122, F.P. NO. :-112/P/SUB PLOT NO.-3, MOJE : PUNA, TAL : PUNA,
DIST : SURAT

=====

Ref.
Date.

Letter of Allotment

To:

[Name and Address of Allottee]

Dear Sir/Madam,

Subject: Allotment of Shop No. of the Building no.....admeasuring about Square meters Carpet Area, square meters..... Wash and Balcony Area square, square meters..... Terrace Area (as per RERA) in the in the project known as “**KARUNESH BUSINESS CENTRE**”, being developed on land Sq. Meter 2532.30 of N.A. TPS NO: 5 (VESU-BHIMRAD), BLOCK NO.111/2-B/PAIKEE-1+111/2-B/PAIKEE-2, OP NO: 25, FP NO.25/2, AT: VESU, TA: MAJURA, DIST: SURAT Covered inside the boundary of Surat Municipal Corporation (SMC) Demarcated by its boundaries,

.....to the North, to the South,

.....to the East, to the West.

Allotment of SUCH Shop in all the piece and parcel of ownership unit's/plots of the project " **KARUNESH BUSINESS CENTRE** " according to sanctioned plans bearing known as “**KARUNESH BUSINESS CENTRE**”, being developed on land square meters 2532.30 of N.A. TPS NO: 5 (VESU-BHIMRAD), BLOCK NO.111/2-B/PAIKEE-1+111/2-B/PAIKEE-2, OP NO: 25, FP NO.25/2, AT: VESU, TA: MAJURA, DIST: SURAT. This is owned and possess by **DWARKESH CONSTRUCTIONS**, A PARTNERSHIP FIRM Demarcated by its boundaries,

.....to the North,to the South,

.....to the East,to the West.

1. You have approached and requested us to allot in your favour, the above mentioned Shop.

DWARKESH CONSTRUCTIONS

" KARUNESH BUSINESS CENTRE " T.P.S. NO:- 60 (PUNA), BLOCK NO. : 345/1,
O.P. NO. :- 122, F.P. NO. :-112/P/SUB PLOT NO.-3, MOJE : PUNA, TAL : PUNA,
DIST : SURAT

=====

2. We have considered your request and have agreed to allot in your favour the said Shop at or for a total consideration of Rs...../- (Rupees.....Only). The Purchase Price is payable as per the Schedule of Payment set forth hereto and marked as **Annexure 'A'**. You are liable to pay to us all instalments of the Purchase Price within 15 (fifteen) days from the respective dates of demand made on you by us together with all taxes (time being of the essence).
3. For provisional earmarking of the said Shop, you have deposited (interest free) with us, a sum of Rs...../-(Rupees.....only) ("**Booking Amount**") being a booking amount plus taxes thereon, the details whereof is as shown in **Annexure 'B'**.
4. on payment of more than 10% of total consideration promoter will execute **Reg. Agreement for sale** and the detailed terms and conditions for the sale and allotment of the said Shop are recorded in the Agreement for Sale ("**Agreement for Sale**") draft of which has been prepared by us and shown to you. The Agreement for Sale will be executed and registered as and when called upon by us. The Booking Amount will be adjusted by us, towards the Purchase Price, on your executing and registering the Agreement for Sale.
 - (b) The Agreement for Sale records and contains inter-alia (i) the details of the Common Areas & Amenities, (ii) the details of the amenities proposed to be provided in the said Shop, and (iii) the other charges and deposits payable by you.
 - (c) All stamp duty, registration charges and other incidental charges payable in respect of the execution and registration of the Agreement for Sale shall be borne and paid solely by you.
5. (a) If you fail to execute and register Agreement for Sale within period of 30(thirty) days as and when called upon by us then you shall be in breach of this LOA and we shall be entitled to terminate this LOA and earmarking of the said Shop without any notice to you.

DWARKESH CONSTRUCTIONS

" KARUNESH BUSINESS CENTRE " T.P.S. NO:- 60 (PUNA), BLOCK NO. : 345/1,
O.P. NO. :- 122, F.P. NO. :-112/P/SUB PLOT NO.-3, MOJE : PUNA, TAL : PUNA,
DIST : SURAT

=====

In the event, the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.

(b) On termination of this LOA, we shall refund to you the Booking Amount after deducting (i) pre-estimated liquidated damages (which you and we consider to be reasonable, and not as a penalty) equivalent to 50% (fifty per cent) of the Booking Amount, and (ii) accrued taxes.

(c) Notwithstanding anything to the contrary herein, the aforesaid refund by us shall be made only after expiry of 30(Thirty) days from the date on which such refund becomes due to you. The refund shall be made by issuance of cheque in your name (in the name of the first named person) or by directly crediting your bank account.

6. This Project " KARUNESH BUSINESS CENTRE", in which the said Shop is a part thereof, has been registered with the Real Estate Regulatory Authority at Gujarat bearing No....., as per RERA.

7. (a) This writing is merely an acknowledgement of an earmarking of the said Shop on the terms here of, and is not, and shall never be deemed to be, and does not purport to be, an Agreement for Sale of the said Shop by us, to you.

(b) This writing does not create, vest, or transfer, to you any right or interest what so ever in the said Shop and/or Project.

(c) This LOA shall cease to operate and be of no effect either upon its termination, or upon the execution and registration of the Agreement for Sale.

(d) This LOA and earmarking of the said Shop are non-transferable and non- assignable by you under any circumstances thereof.

DWARKESH CONSTRUCTIONS

" KARUNESH BUSINESS CENTRE " T.P.S. NO:- 60 (PUNA), BLOCK NO. : 345/1,
O.P. NO. :- 122, F.P. NO. :-112/P/SUB PLOT NO.-3, MOJE : PUNA, TAL : PUNA,
DIST : SURAT

=====

8. All notices and other communications to be given under this LOA shall be in writing and delivered (i) by hand against receipt, or, (ii) by Registered Post A.D, or (iii) Email, addressed to you at the following address. Change in your address/email, if any, to be communicated by you in writing to us. If the change of your address is not communicated to us, the service of all notices and communication made by us to your address mentioned here under, shall be construed as a good service on you even if the same is received by us with remark "Premises closed", and you shall not raise any issue/dispute thereupon.

To: [●]

Address: [●]

E-mail: [●]

9. By countersigning this LOA you bind yourself to all the terms and provisions hereof, and also agree, acknowledge, accept and confirm that you have accepted all facts, disclosures, terms and conditions set out herein, and undertake not to raise any objection in respect thereof under any circumstances what so ever. Failure of adherence to the terms of this LOA shall be a breach committed by you hereunder.

Yours faithfully,

For DWARKESH CONSTRUCTIONS

PARTNER

I/We hereby agree and confirm

(Name of Allottee and sign)

Annexure "A"

(Payment Schedule)

Annexure "B"

(Booking Amount)