

BINDIYA MARINE SERVICES

PLOT NO.768-A, RANDAL CHOCK, G.I.D.C.
PHASE-2, DARED, JAMNAGAR-361004

ALLOTMENT LETTER

To, _____ Date: _____
Mr./Mrs./Miss _____
Address: _____
E mail id: _____

Sub: Allotment of Office No _____ on _____ in the project known as
"Bindiya Square" situated at Plot No. 3015/04-Com. R.S. No. 1299, GIDC Phase-III, Jamnagar-361004.

Dear Sir/Madam,

We hereby allot you _____ on _____ floor (hereinafter referred to as the Office No) in our
proposed building to be constructed known as "Bindiya Square"
Situated at Plot No. 3015/04-Com. R.S. No. 1299, GIDC Phase-III, Jamnagar-361004. for the total
consideration of Rs. _____ (Rupees
_____ Only).

We have received a sum of Rs. _____ /-

Jamnagar city One Building Bindiya Square situated on the Plot No 3015/4-(Commercial), R.S. No.
1299 GIDC, Jamnagar Taluka Jamnagar District Jamnagar PIN 361004 admeasuring 1423.73 sq.mts.
Area being developed commercial building by Sanjay Mangi Prop. of Bindiya Marine Services or
there about and bounded as follows that is to say.

On or towards the North by
On or towards the South by
On or towards the East by
On or towards the West by

(Rupees _____ Only) as
Earnest money in respect of the above referred apartment. Details of the same are as follows.

Sr. No	Date	Cheque No	Bank Name	Branch	Amount
1					
Total					

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at under
No. _____

Particular	Sq.Fit.	Sq.Mt.
Carpet area		
Built up		
Common area		
Parking		

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein.

You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Lease or such other documents executed for Lease of the office shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

1. All the terms and conditions mentioned in the Draft Deed of assignment which is available on RERA website and personally shown to the allottee are applicable to this letter of allotment.
2. The agreement for sale will be executed when payment of 10% as mentioned in the Annexure A attached herewith is received towards advance payment in reference to sales consideration value
3. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure - A attached herewith.
4. The Society formation and Other Charges as specified in Annexure "B" hereto together shall be paid by the allottee at appropriate time
5. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to Lease is registered.
6. 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.
7. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
8. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Jamnagar alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

Our Customer Relationship Management team can be contacted for any queries or assistance on the Following coordinates:

Phone No.: 9824896961

Email : bindiyamarineservicesrera@gmail.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For M/s Bindiya Marine Services

we confirm and accept

1) -----

2) -----

Proprietor

Annexure A

The Payment Plan is as follows:

Offices

Down Payment (Booking)	10%
Completion of Plinth Ground level	25%
Completion of 1 st floor slab	10%
Completion of 2 nd floor slab	10%
Completion of Top slab	20%
Brick Work/ Plaster/	10%
Flooring/ Plumbing	10%
Possession	5%
Total	100%

Bank Details are as under.

Account Name	Bindiya Marine Services Bindiya Square – RERA Collection Account
Account Number	263105001224
Bank	ICICI Bank
Branch	ICICI Bank Ltd., Golden point Complex, Phase III, GIDC, Dared – 361004.
IFSC Code	ICIC0002631

ANNEXURE B

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess for one year

- a) Municipal Cess/Taxes
- b) Water Charges
- c) Electricity Charges

II) Deposits

- a) Electrical Meter
- b) Gas Connection
- c) Water Meter

III) Expenses /Outgoing

- a) Society Registration Charges

IV) Any other charges

- a) One-year Building Maintenance Charges @ _____ per sq mtr.
- b) Legal Charges
- c) Infrastructure development charges
- d) Corpus fund