

ALLOTMENT LETTER

Date:

To,

Name (Allottee) :-.....

Address (Allottee) :-.....

Email / Mobile No. :-.....

Sub: Preferential allotment of Flat No. _____ on _____ Floor of Proposed Project known as "GOLDEN ICON" being constructed at Plot No. 49 , Sindhu Park , Near Garden Gate , B/h. Gurudwara, Warasiya, Vadodara -390006.

Dear Sir(s)/Madam(s),

I, the Promoter developing Project of the Residential Flats / Units , Project named as " GOLDEN ICON" which is being developed upon land admeasuring 409.70.37 sq.mtr. bearing R.S.No. 817/ Paikki, City Survey No. 4019 , Plot No.49 , Vadodara Word No. 2 , Village Vadodara Kasba , Ta. & Dist. Vadodara, Gujarat. The Chaturseema of Land is bounded as under:

East : ROAD.

West : Dharam Appartment.

North : Plot No. 48.

South : ROAD.

We are agreeable to sale you on ownership basis Flats / Units no. on the Floor of the Building to be Known as " GOLDEN ICON" having Carpet Area admeasuring Sq. mtrs , Balcony Area admeasuring Sq. mtrs , Wash Area admeasuring Sq. mtrs , Undivided Parking / Garage admeasuring Sq. mtrs , Undivided Terrace admeasuring Sq. mtrs , Undivided Lift / Passage admeasuring Sq. mtrs , Share in Common Area admeasuring Sq. mtrs and Built-up Area admeasuring Sq. mtrs. The Chaturseema of Property is bounded as under:

East :

West :

North :

South :

We have given you all the title documents relating to the said property , permission given by concerned authorities plans , designs and specifications and all other relevant documents for the inspection on your request.

The total Sale consideration amount of the said Flat is Rs..... (Rupees.....only) and with reference to your Preferential allotment of the Flat and upon you handing over to us a sum of Rs..... (Rupees.....only) by way of earnest Money towards the Initial Deposit, We acknowledge the receipt of the same.

Subject to the terms and conditions of said Registration and sale as agreed and to be signed by you , the above allotment is subject to realization of the Cheque / Draft paid by you as booking money. The Particulars of the Present transaction are:

Sr.No	Particulars	Amount (₹.)
01.	Unit/Flat Cost	
02.	Development Charge	
03.	Maintenance Charge (Life Time)	
04.	Bhanakhat (Agreement to Sale) Charge	
05.	Sale Deed Charge (Stamp Duty+ GST + Reg. Fees + Others)	
	Total	

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

This allotment letter is issued to you on the understanding and assurance given by you to me 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 me and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Flat shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

- All the terms and conditions mentioned in the Draft Agreement to sale and Sale Deed document which is personally shown to the Allottee are applicable to this letter of allotment.
- Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value as agreed between both parties.

- The Allottee will make available all documents, as may be just and necessary for the preparation, execution and registration of the agreement to Sale and Sale deed.
- In the event the Allottee fails to make payment after booking the unit till the registration of the agreement to sale or sale deed, the liquidated damages of Rs. 1,00,000/- (Rupees One Lac Only) on the amount paid shall be recovered and the rest amount will be refunded after 30 days from date of cancellation with no interest and promoter shall be at liberty to allot the said flat to any third party from date of cancellation of deal/transaction.
- The Allottee will make himself / herself / themselves available for registration of the documents as and when needed by the promoter.

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

Allotter/Owner of Project:

PANJWANI BUILDERS AND DEVELOPERS (GOLDEN ICON)

Mr.Vijaykumar Sanmukhdas Panjwani (Proprietor)

Allottee:

Name of Allottee

Sign.....

Place : Vadodara

Date : / /2020

Sanmukhdas Panjwani