

Date:

Date:

To  
Name:  
Address:  
Email/Phone No.:

### Allotment Letter

**RERA Registration No.:** \_\_\_\_\_

Sub: Allotment of Shop/Flat No. \_\_\_\_\_ Tower \_\_\_\_ having carpet area \_\_\_\_\_ sq.m., exclusive balcony area \_\_\_\_\_ sq.m., parking \_\_\_\_\_ sq.m. and undivided land area \_\_\_\_\_ sq.m., in the project **HARI DARSHAN PALACE** at Revenue Survey No. 333, F.P. No. 62, T.P.S. No. 37, Village Makarpura, Dist. Vadodara situated at Nr. Haveli Resi-Cum-Plaza, B/h. Air Force Station, Makarpura, Vadodara 390010.

We thank you for your interest in our project and the payments required for the purpose of allotment of the said Shop/Flat. It is indeed our pleasure to inform you that Shop/Flat booked by you is provisionally allotted to you.

The details of the Applicant and the Shop/Flat allotted thereto are as under:

|                                          |   |       |
|------------------------------------------|---|-------|
| Name of Allottee                         | : | _____ |
| Joint Applicant's Name                   | : | _____ |
| Address of Allottee                      | : | _____ |
| Email Id of Allottee                     | : | _____ |
| Shop/Flat No. / Tower No.                | : | _____ |
| Carpet Area (sq.m)                       | : | _____ |
| Exclusive Balcony / Verandah Area (sq.m) | : | _____ |
| Undivided Land Area (sq.m)               | : | _____ |
| Consideration Value (Rs.)                | : | _____ |
| Maintenance Deposit to Association (Rs.) | : | _____ |
| Date of Possession                       | : | _____ |

**Terms and Conditions:**

1. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value and the Society Formation and Other Charges as specified in Table hereto together with the applicable government taxes and levies as per the Schedule of Payments specified in Annexure "A" hereunder, time being of the essence.
2. Agreement for Sale shall be executed once 10% of consideration value is received as part of Booking amount.
3. The Allottee shall, in relation to the Shop/Flat, make all payments to the Developer from his own bank account only and not from and through the bank accounts of any third parties. The Allottee alone shall be responsible and liable in relation to the payments made by any third parties. Notwithstanding the aforesaid, the receipts for the payments made in relation to the Shop/Flat shall be issued in favour of the Allottee only.
4. The Allottee agrees and undertakes to be bound by and perform all the obligations and the terms and conditions contained in the Application Form and this Letter of Allotment, including timely payment of amounts stated hereunder.
5. In the event the Allottee fails or neglects to comply with any of his obligations under the Application Form / Letter of Allotment, including (but not limited to) making payment of all due amounts as per Schedule of Payments stated in Annexure "A" hereto (and interest thereon, if any) or seeks to withdraw or cancel the Letter of Allotment /Agreement to Sell in respect of the Shop/Flat, the Allottee shall be deemed to be in default. In the event of such default, the Developer shall issue notice to the Allottee of such default and the Allottee shall be provided with a further period of 15 days from the date of such notice to cure the said default. In the event the Allottee fails to cure such default within 15 days from the date of notice of such default (or such default is not capable of being cured), the Developer shall have the option to cancel the allotment of the Shop/Flat, by sending a termination letter. On such termination, the following shall apply:
  - a) The allotment/booking/Agreement to Sell for the Shop/Flat(s) shall stand immediately terminated and the Allottee shall have no right whatsoever with respect to the Shop/Flat(s), save and except the right to receive Refund Amount as per (b) below.
  - b) All amounts paid to the Developer by the Allottee towards Consideration Value or part thereof (excluding interest and taxes thereon) after deducting therefrom the Liquidated Damages amounting to 10% of the Total Consideration ("Refund Amount") shall be refunded. The payment of the Refund Amount shall be subject to and after deducting thereon tax at source and / or other applicable government levies and taxes. For sake of clarity, the interest and/or taxes paid on the Consideration Value shall not be refunded upon such cancellation / termination. In the event, the amounts paid by the Allottee towards Consideration Value is less than the Liquidated Damages, the Allottee shall be liable and agrees to pay to the Developer the deficit amount of Liquidated Damages.
6. All overdue payments shall attract interest at 2% + prevailing SBI MCLR rate, from the dates they fall due till realization. It is clarified that payment of such interest shall be without prejudice to the other rights and remedies available to the developer, including the right to cancel / terminate the allotment and / or claim losses / damages incurred or suffered in that regard.

7. The total price is escalation-free except for escalations due to increase on account of development charges payable to the Competent Authority and / or any other increase in charges which may be levied or imposed by the Competent Authority, Local Bodies / Government from time to time.
8. The Developer shall endeavor to make available the Shop/Flat for Possession **on or before 31<sup>st</sup> December, 2024**, to the Purchaser/s of subject to the Allottee not being in breach of any of the terms of the Application Form / Letter of Allotment / Agreement to Sell. In the event of any force majeure situations (including but not limited to inordinate delay in issuance of NOCs / connections / approvals / licenses from the competent local authorities and/or judicial or regulatory orders), the date of such possession for fit outs shall stand extended accordingly.
9. The Shop/Flat cannot be let, sublet, re-sold or transferred to any third party by the Allottee till all amounts in relation to the Shop/Flat have been received by the Developer and the Allottee has taken possession of the Shop/Flat.
10. The Allottee agrees not to do or omit to do any act, deed or thing or behave in appropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Project or the Developer or its associates or its representatives. In the event, the Allottee does or omits to do any such act, deed or thing then it shall constitute an event of default and the Developer shall be entitled to proceed as per the provisions of this Allotment Letter.
11. The Allottee hereby agrees that the Developer shall be entitled to recover / set off / adjust from the amounts if any, payable by the Allottee to the Developer including the Consideration Value, the Society and Other Charges, interest and /or Liquidated Damages. The Allottee agrees and undertakes not to raise any objection or make any claims with regard to such adjustment / set off and the claims, if any, of the Allottee, in that regard, shall be deemed to have been waived.
12. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

You can contact us for any queries or assistance on the following coordinates:

Email: \_\_\_\_\_

I would like to take this opportunity to thank you for the trust that you have reposed in us, and assure you of your best services at all times.

Warm Regards,  
For JANKI DEVELOPERS

\_\_\_\_\_  
Partner  
(Authorised Signatory)

**DIRECTIONS OF SAID PROPERTY**

To the North: \_\_\_\_\_  
To the South: \_\_\_\_\_  
To the West: \_\_\_\_\_  
To the East: \_\_\_\_\_

**ANNEXURE "A"**

The *payment schedule of Shop/Flat* for the above-mentioned consideration will as under:

| SR.  | AMOUNT | PARTICULARS                                                                                             | DATE OF<br>COMPLETION OF<br>STAGE |
|------|--------|---------------------------------------------------------------------------------------------------------|-----------------------------------|
| I    | Rs.    | Upto 10% at the time of Booking                                                                         |                                   |
| II   | Rs.    | Upto 30% at the time of Agreement for Sale                                                              |                                   |
| III  | Rs.    | Upto 45% at the time of completion of plinth                                                            |                                   |
| IV   | Rs.    | Upto 70% at the time of completion of Slab                                                              |                                   |
| V    | Rs.    | Upto 75% at the time of completion of internal plastering, internal walls, floorings, doors and windows |                                   |
| VI   | Rs.    | Upto 80% at the time of completion of Sanitary Fittings, entrance lobby, staircase                      |                                   |
| VII  | Rs.    | Upto 85% at the time of completion of external plastering, external plumbing, water proofing, elevation |                                   |
| VIII | Rs.    | Upto 95% at the time of completion of electrical fittings, paving, etc.                                 |                                   |
| IX   | Rs.    | 100% at the time of handing over of possession                                                          |                                   |
|      | Rs.    | TOTAL CONSIDERATION (100%)                                                                              |                                   |