

SHREE HANS CONSTRUCTION CO.

(KALYAN RESIDENCY)

BLOCK NO – 116, FP – 36, TP – 9, OPP. CRYSTAL HIGHTS, PALANPUR GAM, SURAT.

ALLOTMENT LETTER

To,

Address :

email ID :

Subject : - Allotment of Apartment/Flat. on floor in Building No. (here in after referred to as the Flat) in our proposed Project to be constructed known as "Kalyan Residency"situated at : R.S.No.78-2, Block No. 116, T.P.S.No. 9, F.P. No. 36 of Palanpore Village, Sub District : Adajan, District: Surat 395009 admeasuring land area 5245 Sq. Meter.

Dear Sir/Madam,

We hereby allot you Apartment/Flat No. on floor in Building No. (here in after referred to as the Flat) in our proposed Project to be constructed known as "Kalyan Residency" situated at : R.S.No.78-2, Block No. 116, T.P.S.No. 9, F.P. No. 36 of Palanpore Village, Sub District : Adajan, District: Surat 395009 for the total consideration of Rs. /- (Rupees Only).

| Description Of Flats     |          |
|--------------------------|----------|
| Building No.             |          |
| Flat No.                 |          |
| Floor                    |          |
| Carpet Area              | Sq.mtrs. |
| Carpet Area of Balcony   | Sq.mtrs. |
| Carpet Area of Wash Area | Sq.mtrs. |
| Carpet Area of Varanda   | Sq.mtrs. |
| Carpet Area of Terrace   | Sq.mtrs. |
| Total Carpet Area        | Sq.mtrs. |
| Builtup area             | Sq.mtrs. |

We have received of Rs. /- (Rupees Only). as earnest money in respect of the above referred apartment / Flat.  
Details of the same are as follows :

| <u>Sr.</u><br><u>No.</u> | <u>Date</u> | <u>Cheque</u><br><u>No.</u> | <u>Bank Name</u> | <u>Branch</u> | <u>Amount</u> |
|--------------------------|-------------|-----------------------------|------------------|---------------|---------------|
| 1.                       |             |                             |                  |               |               |
|                          |             |                             |                  |               |               |
|                          |             |                             |                  |               |               |
|                          |             |                             |                  |               |               |

# SHREE HANS CONSTRUCTION CO.

(KALYAN RESIDENCY)

**BLOCK NO – 116, FP – 36, TP – 9, OPP. CRYSTAL HIGHTS, PALANPUR GAM, SURAT.**

---

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority With Number: Applied.

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 Sale or such other documents executed for sale of the Apartment 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 Agreement to Sale Document which is available on RERA Website and personally shown to the Allottee are applicable to this letter of Allotment.
- (2) The Promoter has not allotted any Parking or Garage separately to any flat holder in this project. Total parking area is common for all flat Owner.
- (3) The Promoter has given to Allottee of Admeasuring\_\_\_\_\_sq. mtr. Of the Undivided share in all common area, like Passage, Parking, Stair, Terrace and all other common spaces in this project.
- (4) Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Considered value shown in the Table as per Annexure –A attached herewith.
- (5) Promoter will execute and register An Agreement for Sale with an Allottee on or before accepting more than Ten Percent of Value of Consideration of the Apartment / Flat
- (6) The society formation and Other Charges as specified in Annexure – B hereto together shall be paid by the allottee at appropriate time.
- (7) The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
- (8) 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.

# SHREE HANS CONSTRUCTION CO.

(KALYAN RESIDENCY)

**BLOCK NO – 116, FP – 36, TP – 9, OPP. CRYSTAL HIGHTS, PALANPUR GAM, SURAT.**

---

(9) 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 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.

(10) This Letter of Allotment shall be governed and interpreted by and construed in accordance with the law of India. The courts of Surat 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.

## **Schedule**

### **Description of Land**

Boundaries of Land situated at : R.S.No.78 Block No. 116, T.P.S.No. 9, F.P. No. 36 of Palanpore Village, Sub-District : Adajan, District: Surat 395009 **admeasuring land area 5245 Sq. Meter.** are as under.

### **It's Bounded as Follows:**

North : Final Plot No. 35,  
South : Final Plot No. 38, 37,  
East : T.P. Road,  
West : Final Plot No. 39.

## **Description of Property**

Apartment/Flat No. \_\_\_\_\_ on \_\_\_\_\_ floor in Building No. \_\_\_\_\_ in our proposed Project to be constructed known as "**Kalyan Residency**" situated at: R.S.No.78-2, Block No. 116, T.P.S.No. 9, F.P. No. 36 of Palanpore Village, Sub-District: Adajan, District: Surat 395009 **admeasuring land area 5245 Sq. Meter.**

### **It's Bounded as Follows:**

North :  
South :  
East :  
West :

SHREE HANS CONSTRUCTION CO.

(KALYAN RESIDENCY)

**BLOCK NO – 116, FP – 36, TP – 9, OPP. CRYSTAL HIGHTS, PALANPUR GAM, SURAT.**

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

Phone No. \_\_\_\_\_

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

Kindly confirm the above arrangement by signing the Allotment Letter.

Thank you,  
Yours faithfully,

1. For, Shree Hans Construction Co.  
Anitaben Anilbhai Patel w/o of Late  
Anilbhai Ramanbhai Patel

We confirm and accept  
(1)  
\_\_\_\_\_

Proprietor &  
Developer

2. Nilay Anilbhai Patel

(2)  
\_\_\_\_\_

Lineal Descendent of  
Late Anilbhai Rmanbhai Patel

3. Rujalben Anilbhai Patel

Lineal Descendent of  
Late Anilbhai Rmanbhai Patel

4. Hasmukhbhai Mohanbhai Patel

Land Owner

# SHREE HANS CONSTRUCTION CO.

(KALYAN RESIDENCY)

BLOCK NO – 116, FP – 36, TP – 9, OPP. CRYSTAL HIGHTS, PALANPUR GAM, SURAT.

//..3..//

**Annexure – A**

**The payment Plan is as follows :**

- b) The Allotee has paid on or before execution of Agreement for Sale a sum of Rs.. /- ( Rupees Only) (not exceeding 10% of the total consideration) as Advance payment for application fee and hereby agrees to pay to that Promoter the balance amount of Rs .../- (.....) in the following manner..
- b) Amount of Rs...../- (..... ) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement for Sale.
- c) ii. 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 is located.
- d) iii. 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 is located.
- e) iv. 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.
- f) v. Amount of Rs..... /- (..... ) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- g) vi. 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 is located.
- h) vii. 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 is located. viii. Balance Amount of Rs..... /-(..... ) against and at the time of handing over of the possession of the Apartment to the Allotee on or after receipt of occupancy certificate or completion certificate.

**Bank details are as under :-**

|                |  |
|----------------|--|
| Account Name   |  |
| Account Number |  |
| Bank           |  |
| Branch         |  |
| IFSC Code      |  |

# SHREE HANS CONSTRUCTION CO.

(KALYAN RESIDENCY)

**BLOCK NO – 116, FP – 36, TP – 9, OPP. CRYSTAL HIGHTS, PALANPUR GAM, SURAT.**

---

//..4..//

## **Annexure – B**

### **Society Registration and other actual Charges**

**(1) Charges / Taxes / Cess for one year**

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

**(2) Deposits**

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

**(3) Expenses / Outgoing**

- a) Society Registration charges

**(4) Any other Charges**

- a) One year Building Maintenance Charges @\_\_\_\_\_per sq.mtrs.
- c) Legal Charges
- d) Infrastructure Development Charges
- e) Corpus fund