

ALOTTMENT LETTER (AL)

Date [____]

To

Dear Mr./Ms.[●]

Re: Allotment Letter – Unit no.[●] on [●] floor on [●] block in the project known as [●]

This has reference to your request for booking a unit in the project known as **KALPAVRIKSH** (the "**Project**"), we state as under:

1. At your request, we have provisionally booked an apartment being Unit no. _____, on the _____ floor, on the _____ block of the Project having carpet area admeasuring _____sq. mt. or thereabouts of the building known as **"KALPAVRIKSH", located Opp. Motera Cross Road BRTS Mahavir Nagar, Sabarmati, Ahmedabad, Gujarat 380005** together with _____ sq. mt. Undivided share, right, title and interest in common area and facilities to be developed thereon, (collectively the "Unit") being constructed in the project being developed on the land bearing Survey No. 146 of Village- Acher, Taluka- Sabarmati, District- Ahmedabad in the state of Gujarat and accordingly issuing this Allotment Letter subject to the terms and conditions contained hereinafter under these presents.

OFFICE ADDRESS :

Samsara Buildtech Pvt Ltd.

2nd Floor, 1- Magnet Corporate Park, Near Sola Bridge, S.G. Highway, Thaltej, Ahmedabad - 380 059.

2. The Promoter has allocated 1 car parking slot to the allottee.
3. You have verified and perused all the Project related papers, documents, sanctioned plans, layout plans, specifications and other details required by you.
4. This letter does not constitute vesting of any right, title or interests in the Unit or any part thereof;
5. You shall pay the total consideration towards purchase of the Unit and other payments in accordance with the details mentioned in **Annexure- 1** annexed hereto;
6. On receipt of requisite consideration (as per Annexure-1) within the prescribed period, we shall enter into an Agreement for Sale of the Unit (the "**said Agreement for Sale**") in the format to be shared by us with you and register the same with the concerned Sub-Registrar of Assurances;
7. On the receipt of all the payments including total consideration from you and the occupancy certificate (i.e. building use permission), from the concerned authority, we shall execute and register the deed of conveyance/ sale deed of the Unit in accordance with the terms and conditions of the said Agreement for Sale;
8. We have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Regulatory Authority on [_____] bearing Registration No. _____.

OFFICE ADDRESS :

Samsara Buildtech Pvt Ltd.

2nd Floor, 1- Magnet Corporate Park, Near Sola Bridge, S.G. Highway, Thaltej, Ahmedabad - 380 059.

(DESCRIPTION OF THE PROJECT LAND)

A Non-Agricultural land of survey no. 146 having area admeasuring about 6882 Sq. mtrs covered under Town Planning Scheme No. 23 (Sabarmati) (Fourth varied) and allotted Final Plot No. 918 having area admeasuring about 4129 Sq. mtrs situate, lying and being at Mouje/Village Achcher, Taluka Sabarmati and Sub-District Ahmedabad – 2 (Vadaj) District Ahmedabad bounded as follows:

On or towards East side	:	18 Mtr TP Road
On or towards West side	:	18 Meter T.P. Road.
On or towards North side	:	12 Mtr TP Road
On or towards South side	:	TP

SchemeNo.23(Sabarmati)(Final)

SCHEDULE OF THE SAID PROPERTY

An Apartment no. _____ on the _____ Floor of Block No. _____
 having **Carpet Area** admeasuring about _____ **Sq. Mtrs (i.e. _____ Sq. Feet)** with exclusive **Balcony Area** of admeasuring around _____ **Sq. Mtrs. (i.e. _____ Sq. Feet)** and **Wash Area** admeasuring around _____ **Sq. Mtrs. (i.e. _____ Sq. Feet)** of the building/Project known as "**KALPVRIKSH**" on the Non-Agricultural land of survey no. 146 having area admeasuring about 6882 Sq. mtrs covered under Town Planning Scheme No. 23 (Sabarmati) (Fourth varied) and allotted Final Plot No. 918 having area admeasuring about 4129 Sq. mtrs situate, lying and being at Mouje/Village Achcher, Taluka Sabarmati and Sub-District Ahmedabad – 2 (Vadaj) District Ahmedabad with **Undivided Proportionate share in land** admeasuring _____ **Sq. Mtrs. (i.e. _____ Sq. Feet)** along with **Free Car Parking**

OFFICE ADDRESS :

Samsara Buildtech Pvt Ltd.

2nd Floor, 1- Magnet Corporate Park, Near Sola Bridge, S.G. Highway, Thaltej, Ahmedabad - 380 059.

Space of ____ (____) Cars for exclusive use and the said Apartment is bounded as under:

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

Unless otherwise extended by us, this LOA shall be valid for a period of _____ days from the date of this letter within which you shall make the above referred requisite payments and execute and register the Agreement for Sale for the said Unit with us. In case if you fail to complete the same within the requisite timeline, it shall be deemed that you have cancelled your booking and we shall have the right to book the Unit in favour of any other person without need of any intimation to you and without assuming any liability whatsoever kind, or nature, by us. Under the circumstances, in case the payments received from you and you have failed to execute and register the Agreement for Sale with us, such payment shall be refunded to the account number from which it was received by us without any interest or charges within a period of 45 days (forty five) calculated from the date of expiration of this LOA (including period of extension, if any) after deducting the payment @5% of the total consideration towards pre -determined damages.

We would like to take this opportunity to thank you for the trust you have reposed in our project and assure you our best services at all time.

OFFICE ADDRESS :

Samsara Buildtech Pvt Ltd.

2nd Floor, 1- Magnet Corporate Park, Near Sola Bridge, S.G. Highway, Thaltej, Ahmedabad - 380 059.

Thanks and Regards

For SAMSARA BUILDTECH PRIVATE LIMITED

(Name of the Signatory)

(Designation)

Agreed and Accepted by

[•]

(Name of the Signatory)

Allottee

Encl.-Annexure-I (Consideration Details)

OFFICE ADDRESS :

Samsara Buildtech Pvt Ltd.

2nd Floor, 1- Magnet Corporate Park, Near Sola Bridge, S.G. Highway, Thaltej, Ahmedabad - 380 059.

☎ 079 - 67121876-77 ✉ info@samsarabuildtech.com 🌐 www.samsarabuildtech.com

ANNEXURE -1
TOTAL CONSIDERATION

	Description	Area in Sq. Mtrs.	Price (In Rs.)
A.	Carpet area of Unit		
B.	Undivided proportionate share of Common areas to be provided in the scheme		
C.	Basic Price/Total Consideration		
D.	Maintenance Deposit @ Rs. _____/-		
E.	Total cost of Unit in Rs. (C+D)		
F.	Stamp Duty , Registration Charges, GST & Other Taxes	To be paid on actual basis by the allottee(s)	

OFFICE ADDRESS :

Samsara Buildtech Pvt Ltd.

2nd Floor, 1- Magnet Corporate Park, Near Sola Bridge, S.G. Highway, Thaltej, Ahmedabad - 380 059.

☎ 079 - 67121876-77 ✉ info@samsarabuildtech.com 🌐 www.samsarabuildtech.com