

ALLOTMENT LETTER

To,

Address : _____

email ID : _____

Subject : - Allotment of Apartment/Flat No. _____ on _____ floor in Building No. _____ (hereinafter referred to as the Flat) in our proposed Project to be constructed known as "Pioneer Belina" situated on land bearing Final Plot No. 43 paikie Sub-Division - "2" (which is included Private Plot No. 3, 4 and 5), admeasuring area about 4892.40 sq.mtrs. of T.P.S.No. 43 (Bhimrad), which is allotted in lieu of land bearing Block No. 99 of Village : Bhimrad, Sub-Dist. Majura (Surat City), Dist. Surat

Dear Sir/Madam,

We hereby allot you Apartment/Flat No. _____ on _____ floor in Building No. _____ (hereinafter referred to as the Flat) in our proposed Project to be constructed known as "Pioneer Belina" situated on land bearing Final Plot No. 43 paikie Sub-Division - "2" (which is included Private Plot No. 3, 4 and 5), admeasuring area about 4892.40 sq.mtrs. of T.P.S.No. 43 (Bhimrad), which is allotted in lieu of land bearing Block No. 99 of Village : Bhimrad, Sub-Dist. Majura (Surat City), Dist. Surat which is more particularly decribed in below mentioned schedule for the total consideration of Rs. _____/- (Rupees _____ Only)

<u>Description of Flat :</u>		
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.

//..2..//

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

<u>Sr. No.</u>	<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name</u>	<u>Branch</u>	<u>Amount</u>

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 us
that you will enter into regular agreement for sale under the provisions of the Real Estate
(Regulation and Development) Act, 2016 (as amended upto 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) 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.
- (3) The society formation and Other Charges as specified in Annexure - B hereto
together shall be paid by the allottee at appropriate time.
- (4) The allottee shall not transfer resale this unit without prior consent of promoter till
the document agreement to sale is registered.
- (5) 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.
- (6) 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.
- (7) 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.

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SCHEDULE
DESCRIPTION OF THE PROPERTY

Apartment / Flat No. _____ on _____ floor in Building No. ____ in Project known as **"Pioneer Belina"** situated on land bearing Final Plot No. 43 paikie Sub-Division – "2" (which is included Private Plot No. 3, 4 and 5), admeasuring area about 4892.40 sq.mtrs. of T.P.S.No. 43 (Bhimrad), which is allotted in lieu of land bearing Block No. 99 of Village : Bhimrad, Sub-Dist. Majura (Surat City), Dist. Surat

Boundaries : -

Towards North :-
Towards South :-
Towards East :-
Towards West :-

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,

**For, Pioneer Luxury Corporation
a partnership firm**

Partner

We confirm and accept

(1)

(2)

//..4..//

Annexure – A

The payment Plan is as follows :

- i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- ii. 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.
- iii. 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.
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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 Allottee on or after receipt of occupancy certificate or completion certificate.

Bank details are as under : -

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	

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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.
- b) Legal Charges
- c) Infrastructure Development Charges
- d) Corpus fund