

SHREEJI INFRA

GF-07, Samanvay Status-2, Atladra -Padra Main Road, Vadodara (Gujarat) -391410

Allotment Letter

Date:- _____

To,

[Customer Name]

Sub: Allotment of residential Plot/Unit no. _____ in "STATUS BUNGALOWS" project developed by SHREE INFRA, situated at, B/H SAMANVAY STATUS -2, ATALDRA - PADRA MAIN ROAD VADODARA-391410, GUJARAT, INDIA.

We thank you for your application dated ____/____/____ addressed to SHREEJI INFRA (Project: STATUS BUNGALOWS) registered under Gujarat Real Estate Development and Regulatory Act 2016 having registration no. _____ and for the payments required for the purpose of allotment of your chosen Unit _____ at SHREEJI INFRA. It is indeed our pleasure to inform you that the Unit booked by you via the aforementioned Application and provisionally allotted to you is now being finalized subject to the terms and conditions as stated in the Application and hereunder.

The details of the Applicant and the Unit allotted thereto are as under:

NAME OF ALLOTTEE(S)	
AADHAR CARD NO. OF ALLOTTEE(S)	
PAN OF ALLOTTEE(S)	
ADDRESS OF ALLOTTEE(S)	
MOBILE NO.	
EMAIL ID	
PLOT/UNIT NO.	
NAME OF SOCIETY	
RERA CARPET	
CONSIDERATION VALUE	
UNIT IS BOUNDED AS UNDER FROM FOUR DIRECTION:	ON THE EAST: ON THE WEST: ON THE NORTH: ON THE SOUTH:

For SHREEJI INFRA

For Partner
Partner

SHREEJI INFRA

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Terms and Conditions:

1. The above allotment is subjected to the specification mentioned as under-
This allottee has booked the Unit situated on the Plot on the old R.S. No 590, 591, Block no. 476/paiki having T.P scheme no.1 (Bil), Final plot No. 95 admeasuring 19608 sq mtrs. of mouje Bil, District, Vadodara. Sub Dist. Vadodara Pin: 391410, Gujarat booked after verification of the approved plans/documents mentioned as under:

A. Details of the plot is as follows - the aforesaid plot/Unit is located at Village Bil. Sub Dist. Vadodara as per Gam Namuno No. 7/12 situated Old R.S. No 590, Block no. 476/Paiki having T.P Scheme no. 1 (Bil) Final plot No. 95 admeasuring 19608 sq mtrs vide N. A. Order No. LND/SR/23/2015-15 dated 02/07/2014 by Non-Agriculture Branch, Zilla Panchayat Kacheri and Land are bounded as under from Four Direction:

On the East: 30 Mtrs. Road

On the West: 18 Mtrs. Road

On the North: Samanvay Status

On the South: FP no. 97, 98 99 of mouje: Bil

B. Construction permission letter by Vadodara Municipal Corporation -Construction Permission of 89 Residential Units vide Commencement Certificate No. 003LD21220069 dated 11/01/2022.

C. Allottee has duly verified that plot area as per approved plan, brochure and Architect's Map and Unit No. is ____ in accordance with the same. Allottee has examined approved map boxer and place and has made the booking after been satisfied of the same.

2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value and the Society and Other Charges as specified in Agreement for Sale (Banakhat) hereto together with the applicable government taxes and levies as per the Schedule of Payments specified in Agreement for Sale (Banakhat) hereunder, time being of the essence.

3. The Allottee shall, in relation to the Unit, make all payments to Firm 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 Unit shall be issued in favor 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 and this Letter of Allotment, including timely payment of amounts stated hereunder.

5. The Allottee agrees and undertakes to be bound for entering to Agreement to Sale prior to completing of 10% of total payment and perform all the obligations and the terms and conditions contained in the Agreement to Sale, including timely payment of amounts stated hereunder.

Phone: +91 9624688550 | E mail id: shreejiinfra247@gmail.com

For SHREEJI INFRA

Signature
Partner

SHREEJI INFRA

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6. In the event the Allottee fails or neglects to comply with any of his obligations under the Application / 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 Unit, the Allottee shall be deemed to be in default. In the event of such default, the Firm 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 Firm shall have the option to cancel the allotment of the Unit, by sending a termination letter by RPAD / Speed Post. On such termination, the following shall apply:
 - a) The allotment/booking/Agreement to Sell for the Units shall stand immediately terminated and the Allottee shall have no right whatsoever with respect to the Unit, save and except the right to receive Refund Amount as per (b) below.
 - b) All amounts paid to the Firm by the Allottee towards Consideration Value or part thereof (excluding interest and taxes thereon) after deducting there from 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 Firm the deficit amount of Liquidated Damages.
7. The payment of Refund Amount shall be made through banker is cheque.
8. All overdue payments shall attract interest at 9% p.a., quarterly compounded, 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 Firm, including the right to cancel/terminate the allotment and/or claim losses/damages incurred or suffered in that regard.
9. The Firm shall endeavor to make available the Unit for Possession (for fit outs) by _____ ["Date of Offer of Possession (for Fit Outs)"] 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.
10. It is mandatory for Allottee to become a member of Co-Operative Society formed by Firm for maintenances of the society and pay all fees/dues/charges as when decided by the

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For SHREEJI INFRA

Shreeji
Partner

SHREEJI INFRA

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formed body.

11. The Unit cannot be let, sublet, re-sold or transferred to any third party by the Allottee till all amounts in relation to the Unit have been received by the Firm and the Allottee has taken possession of the Unit.
12. The Allottee agrees not to do or omit to do any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Project or the Firm 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 Firm shall be entitled to proceed as per the provisions of this Allotment Letter.
13. The Allottee hereby agrees that the Firm shall be entitled to recover / set off / adjust from the amounts if any, payable by the Allottee to the Firm 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.
14. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Vadodara (Gujarat) 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 appointed by the Firm and the arbitration shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
15. This Allotment letter is subjected to any corrections/amendments/deletion/Changes made by the Firm for compliance or as directed under The Real Estate (Regulation & Development) Act, 2016.

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

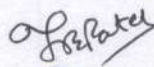
Mobile: +91 9624688550

Email: shreejiinfra247@gmail.com

We/I would like to take this opportunity to thank you for the trust that you have reposed in the SHREEJI INFRA Group and assure you of your best services at all times.

Warm Regards,
For SHREEJI INFRA,

For SHREEJI INFRA


Partner

(Authorised Signatory)