

BHIKHUBHAI INFRASTRUCTURES LLP

C/O SHAH ENTERPRISE, DENA BANK BLDG. OPP. DEEPAK PETROL PUMP, PRITAMNAGAR
ELLISEBRIDGE, AHMEDABAD - 380006, REGI NO - AAA - 2656

Date: _____

To

LETTER OF ALLOTMENT ("LOA")

Dear Mr. /Mrs. /Ms. _____

Re: Letter of Allotment – Bungalow No: _____, in Phase-2 of the project known as Shivalik Lake View.

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

1. At your request, we have provisionally booked a (i) Bungalow No: _____ having carpet area of land admeasuring _____ sq. mtrs., together with carpet area of construction admeasuring _____ sq. mtrs. standing thereon (ii) Exclusive Area admeasuring _____ sq. mtrs. (Balcony having carpet area of _____ sq. mtrs. and Entry Porch having carpet area of _____ sq. mtrs. and (iii) Usage of undivided proportionate share in the Common Areas developed on the land bearing Final Plot Nos: 389/1 and 389/2/paiki admeasuring 13989 sq. mtrs., in Town Planning Scheme No: 314 [Survey Nos: 389/1/paiki and 389/2 (Promulgated Survey Nos: 747 and 866)], of Village: Manipur, Taluka: Sanand in the Registration District of Ahmedabad and Sub-District of Sanand and more particularly described in the schedule hereunder written and accordingly issuing this Letter of Allotment subject to the terms and conditions contained hereinafter under these presents.
2. You have verified and perused all the Project related papers, documents, sanctioned plans, layout plans, specifications and other project details required by you.
3. This letter does not constitute vesting of any right, title or interests in the Apartment or any part thereof;
4. You shall pay the total consideration towards purchase of the Unit and other payments in accordance with the payment terms mentioned in **Annexure-1** annexed hereto;

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5. On receipt of requisite consideration (as per payment schedule in 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 shared by us with you and register the same with the concerned Sub-Registrar of Assurances;
6. On receipt of all the payments including total consideration from you, 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;
7. 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. _____.

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 Apartment 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 Apartment in favor of any other person without need of any intimation to you and permission from 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 payments shall be refunded to the account number from which it was received by us without any interest or charges within a period of 45 (forty five) days calculated from the date of expiration of this LOA (including period of extension, if any) after deducting the payments @ _____% of the total consideration towards pre-determined damages.

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

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SCHEDULE

ALL THAT Bungalow No. _____ having carpet area of land admeasuring _____ sq. mtrs., togetherwith carpet area of construction admeasuring _____ sq. mtrs. standing thereon together with Exclusive Area admeasuring _____ sq. mtrs. (Balcony having carpet area of _____ sq. mtrs. and Entry Porch having carpet area of _____ sq. mtrs.) and Usage of undivided proportionate share in the Common Amenities/Areas of the Project known as "Shivalik Lake View" Phase-2 developed/constructed on the land bearing Final Plot Nos: 389/1 and 389/2/paiki, admeasuring 13989 sq. mtrs. (Old Survey Nos: 389/1/p+389/2) and Promulgated Survey/Block No: 747+866/paiki, of Village: Manipur, Taluka: Sanand in the Registration Distict of Ahmedabad and Sub-District of Sanand in the State of Gujarat and the said Bungalow No: _____ is bounded as under, that is to say on or towards the:

EAST :

WEST :

NORTH :

SOUTH :

Thanks and Regards

For Bhikhubhai Infrastructures LLP, Agreed and Accepted by

Authorised Signatory

Allottee

Encl. – Annexure – I (Payment Schedule)

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PAYMENT PLAN

Sr. No.	Due Date	Amount (in Rupees)
1.	Received till Date	
2.	On Completion of Plinth (45 % of total consideration)	
3.	On Completion of the RCC Slabs etc. (70 % of total consideration)	
4.	On Completion of Walls, Plaster Flooring, Staircase, Sanitary fittings etc. (85 % of the total consideration)	
5.	Balance Amount (at the time of completion of Project or at the time of execution of Sale Deed-whichever is earlier)	
	TOTAL CONSIDERATION	