

ALLOTMENT LETTER

To, _____ Date: _____

Mr./Mrs./Miss _____

Address: _____

E mail id: _____

Sub: Allotment of Apartment No _____ on _____ in the project known as "THE EMPIRE" situated at Undera-Koyali Road, Undera, VADODARA.

Dear Sir/Madam,

We hereby allot you Flat no. _____ on _____ floor having Built-up area of _____ Sq.ft.

Balcony :- _____ Sq.ft., Terrace :- _____ Sq.ft., Parking : - _____ Sq.ft., Share in common area :- _____ Sq.ft. in our proposed _____ building to be constructed known as "The Empire" situated on the plot bearing R. S. no. 629, Khata No. 487, Of Village Undera, District VADODARA, PIN 391330, admeasuring 2162 sq.mts. area being developed by DELTA ENTERPRISE at for the total consideration of Rs. _____

(Rupees _____ Only).

We have received a sum of Rs. _____ /- (Rupees _____ Only) as

earnest money in respect of the above referred apartment. Details of the same are as follows

Sr. No	Date	Cheque No	Bank Name	Branch	Amount
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Description of Property (Chaturseema)

Details of Property, Flat No is _____, Situated on Floor _____, of Tower _____ of Project Name The Empire. The Carpet Area is of _____ sqft. The Chaturseema is as per Below:

North:

East:

West:

South:

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PARTNER



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Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at under No. PR / GJ / VADODARA / VADODARA / Other / / .

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 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 Consideration 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 on 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.

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7. 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 and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,
For M/s Delta Enterprise

DELTA ENTERPRISE

Partner | **PARTNER**

We confirm and accept

1) _____

2) _____



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Annexure A

The Payment Plan is as follows:

Flats

Down Payment (Booking)	25%
On Plinth Level	10%
at 1 st floor slab level	10%
at 2nd floor slab level	10%
at 3rd floor slab level	10%
At 4th floor slab level	10%
At 5th floor slab level	10%
Flooring	10%
On Possession	5%
Total	100%

Bank Details are as under.

Account Name :

Account Number :

Bank :

Branch :

IFSC Code :

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ANNEXURE B (To be confirmed)

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess for one year

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

II) Deposits

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

III) Expenses /Outgoing

- a) Society Registration Charges

IV) Any other charges

- a) One-year Building Maintenance Charges @ _____ per sq mtr.
- b) Legal Charges
- c) Infrastructure development charges
- d) Corpus fund

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