DML INFRASTRUCTURE

Letter of Allotment

Date: ___/___/______

ALLOTEE DETAILS	BUILDER DETAILS
Name:-	Name :- DML Infrastructure
Status :- Firm / Company / Individual / Others	Status :- Partnership Firm
Address :-	Address of Site:- Dwarika Village, 150 Feet Ring Road, B/h Maruti Service centre, Sadhu Vasavani Kunj Road, Near Madhapar Circle, Ronki - Rajkot
PAN :-	PAN :- AAFFD3399C
Booking Person Contact No. :-	Booking Person Contact No. :-
Email :-	Booking Project Name :- Corporate Avenue
	Estimated Project Completion Date :- 13/11/2023
	Email :- chirag@dmlgroup.in

Dear Sir / Madam,

DML Infrastructure (hereinafter referred to as 'Partnership Firm) have agreed to allot and you have agreed to accept allotment Shop / Flat no. **XXX** on floor numbered as **XX** having carpet area of **XX**, at our proposed project named "**Dwarika Village**", situated at above mentioned address demarcated by boundaries:
North: ___________________
South: ___________________
East: ____________________
West: ___________________
for consideration price of Rs. **XXXXXX** (Amount in word) excluding stamp duty, registration charges, maintenance charges, service taxes, Goods and Service Tax, Legal fees, PGVCL connection charges, expenses for the formation of society and other charges and taxes payable under law.

Terms and Conditions –

1. All the terms and conditions of the RERA act will be applicable to both the parties strictly during the project period. During the project period if any amendments are declared by the government in the applicable act then it will also acceptable by both the parties.

2. **Payment Term:**

   Token Amount / Booking Amount:-
   We acknowledge having received a sum of **Rs. XXX** vide **Cheque No.XXXXXX** drawn on **XXX (Bank Name)** Dated **XX-XX-XXXX**

Remaining installments shall be paid to the firm as per below mentioned schedule-

Sr. No.	Particular	Amount and Payment Terms
1	**XX** Installment	Rs. **XXXXX** (Amount in word) As per the work progress
2	Final Installment	Rs. **XXXXX** (Amount in word)

- All the payments are to be made favoring "**DML Infrastructure"** or as directed by the sellers.
- Installments are to be paid within 5 days from the due date.

3. You will ensure timely payment failing which you are liable to pay interest @ 6 % p.a. You have been informed, agreed and understood that acceptance of such interest will be without prejudice to the Other rights and remedies available to the firm including to cancel / terminate this allotment and /or to claim losses / damages incurred or suffered in that regard.

4. It is agreed between the firm and you that the actual area of the said flat may vary +/- 3% depending upon location, size and thickness of columns and walls and you have agreed not to raise any objection or dispute regards the same.

5. As agreed by you, the firm shall, as a matter of its sole discretion, form an A.O.P. and shall take required decisions and actions including but not limited to collection of maintenance charges and operating its account to manage it for betterment of the society. You have understood and agreed not to challenge such decisions and actions for effective and comprehensive management in the interest of the society.

6. You are aware that the sanctioned building plans are subject to amendment or modification and also so as to utilize further F.S.I. and construct additional floor or floors in the above building and you have expressed irrevocable consent in that behalf.

7. You shall not be entitled to create third party interest in the said flat until you have intimated in writing to us and we have given our prior consent in writing.

8. In case you commit defaults in payment of more than two installments as specified above or fail to comply with your obligations, the allotment letter of the said flat can be cancelled at the discretion of the firm. Cancellation charges to the extent of 20% of the amounts received and other expenses and losses incurred on account of termination/ cancellation shall be levied and the balance of the sale proceeds will be refunded when the said premises is sold to a third party.

9. You shall enter into agreement for sale and get the same registered and bear the expenses and will be bound by the terms and conditions of the same. You shall be entitled to take possession of the said premises only after execution and registration of the agreement for sale for the said premises.

10. PGVCL & GSPC deposits and charges will be extra and will be borne by the buyer as applicable.

Thanking you,

For, DML Infrastructure

Authorized Signatory