



ALLOTMENT LETTER FOR FLAT:

Nominated Partners Name & Address : **Abizer Abdullabhai Nadeem**
5th floor, E/1, Zainee Residency,
Near Makkaipool Circle, Nanpura,
Surat, Gujarat

Allottee Name & Address : **Mr./Ms.**

Allottee Mobile number & mail id :

Dear Sir/Madam

On behalf of **Najaf Icon** a **registered partnership firm** myself Abizer Abdullabhai Nadeem an acting partner are pleased to allot you the Flat No.....inwing of Riverside Tower project located at Adajan Survey No. 704/2 ,704/3, 704/4, 704/5, T.P Scheme no.11, (Adajan), final plot no.8, Surat, 395009.

Nature of Document:

1. Whereas the partners has developed the site which has the legal right to the registered ownership document no: **26964 Dated 28 December, 2022** registered with the sub registrar of Athwa, Surat, Under the project named as the "Riverside Tower" which has the valid permission from the Surat Municipal Corporation which is the competent authority for approval of plans vide no. T.D.O/D.P/No. 179 Dated 10/08/2023 in survey. Nos. 704/2, 704/3, 704, 4, 704/5, of Surat City to an extent of 2583 Sq. Mt's. Of site area, herein after referred to as the "Project" which was



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registered with AP Real Estate Regulatory Authority vide registered number _____
date _____.

2. Whereas the Allottee has approached the Partners to allot..... Flat in.....wing the project after having examined the title and required sanctions/permissions approvals and Also having satisfied with the right/title/authority of the Partners to convey the Flat in The Project.

3. The Partners and Allottee have come to a conclusion about the sale price and Partners agreed to allot the Flat. Thereof this Letter of Allotment is issued by the Partners to Allottee, with the following terms and conditions.

I. The Allottee has paid the Booking amount of Rs..... to the Partners vide

Cheque/NEFT/RTGS/DD.....of.....bank
and.....branch

II. The Allottee is bound by to pay an advance as booking amount not exceeding 10% of total cost of Flat.

III. The Allottee is bound by all terms and conditions of the Registered Sale Agreement, Which will be executed by the Partners on fulfilment of the conditions of this Allotment Letter in due course of time.

- a) Not more than 30% of the total cost at the time of agreement to sale.
- b) Not more than 45% of the total cost on completion of the RCC work at the lowest Part of the base of an architectural column.
- c) Not more than 70% of the total cost on completion of RCC slab casting.
- d) Not more than 75% on completion of masonry work on each of the wall interior and exterior wall of the Flat.
- e) Not more than 80% of the total cost on completion of interior plumbing lines of the Flat.



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- f) Not more than 85% of the total cost on completion of flooring, window fittings, sanitary fittings, exterior plastering, exterior plumbing of the Flat.
- g) Not more than 95% of the total cost on completion of exterior elevation, terrace Waterproofing, water pumps fitting, electric fittings, electric meters and completion of other ancillaries works in relation with the Flat. The remaining balance amount at the time of receiving the certificate of completion from the competent authority and handing over the vacant possession.

4. In Addition to the sale consideration, as mentioned above, the Allottee shall bear The Stamp Duty, Registration charges of the Sale Agreement, ashantdhara Expenses and other related legal expenses to be borne by the allottee in respect Of the Schedule Flat. Further, the Allottee shall bear taxes payable to State and Central Government, if any.

5. All payments to be made in favour of M/s. Najaf Icon payable at Surat city / District.

Bank Name (separate RERA A/c): NAJAF ICON RIVER SIDE TOWER RERA A/C

A/c No: 50200081735790

Bank and its Branch Name: HDFC Bank/ Rander branch

IFSC Code: HDFC0001702

Declaration by Allottee:

I / we have read and understood the Agreement of sale prepared by the Partners as per the standard format specified in Gujarat Real Estate (Regulation and Development) Rules-2017 and hereby give my consent to abide and be bound by all the terms and conditions. I / we shall be entitled to an agreement of sale from the Partners on payment of the Amounts / instalments payable as per agreed terms.

Signature of Allottee

Partners / Authorized Signatory

Date:

Date: