



**VISHWANATH®
BUILDERS**

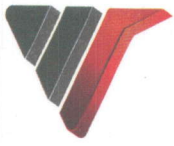
ALLOTMENT/BOOKING LETTER

THIS IS TO CERTIFY THAT HITESH RASIKLAL VYAS AS SELF AND AS THE SOLE PROPRIETOR OF VISHWANATH BUILDERS Address: **Block - L, Safal Mondeal Retail Park , Nr. Iscon Mall, Nr. Rajpath Club, S.G Highway, Bodakdev, Ahmedabad - 380054**, (hereinafter referred to as the "Promoter"), is seized and possessed of or otherwise well and sufficiently entitled to non-agricultural land being Amalgamated Final Plot No. 71/3+64, admeasuring about 12243 sq.mts., (prior to Amalgamated Final Plot No. 71/3, admeasuring about 3926 sq.mts., and Final Plot No. 64, admeasuring about 8317 sq.mts.), of Town Planning Scheme No. 1 (Shela), allotted in lieu of Block No. 339/C (corresponding to Final Plot No. 71/3), admeasuring about 6543 sq.mts., and Block No. 332 (corresponding to Final Plot No. 64), admeasuring about 13861 sq.mts., situate lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, more particularly described in the **First Schedule** hereunder written (Hereinafter referred to as the "Project Land").

THIS IS TO FURTHER CERTIFY THAT the Promoter has proposed and promoted a scheme thereon, known or described as **"VISHWANATH SARATHYA WEST"** (Herein after called the "Scheme" or "Project").

THIS IS TO FURTHER CERTIFY THAT the Scheme is registered under the Provisions of Real Estate Act, 2016, before Real Estate (Regulations & Development) Act, 2016, with the Real Estate Regulatory Authority, under No. _____, dated _____.

THIS IS TO FURTHER CERTIFY THAT _____ (Hereinafter called the "Proposed Allottee/Purchaser") has booked or has been agreed to be allotted Showroom No. _____, admeasuring about _____ sq.ft., equivalent to _____ sq.mts., (carpet area), on the _____ Floor in Block/Building/Wing No. _____ OR Flat No. _____ admeasuring about _____ sq.ft., equivalent to _____ sq.mts., (carpet area), together with _____ sq.ft. equivalent to _____ sq.mts. of wash area, together with _____ sq.ft. equivalent to _____ sq.mts. of balcony area on the _____ Floor in Block/Building/Wing No. _____ in the Scheme/Project known or described as **"VISHWANATH SARATHYA WEST"**, evolved - to be evolved on non-agricultural land being Amalgamated Final Plot No. 71/3+64, admeasuring about 12243 sq.mts., (prior to Amalgamated Final Plot No. 71/3, admeasuring about 3926 sq.mts., and Final Plot No. 64, admeasuring about 8317 sq.mts.), of Town Planning Scheme No. 1 (Shela), allotted in lieu of Block No. 339/C (corresponding to Final Plot No. 71/3), admeasuring about 6543 sq.mts., and Block No. 332 (corresponding to Final Plot No. 64), admeasuring about 13861 sq.mts., situate lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand,, together with _____ sq.mts., of undivided share in the Project Land, together with right to use and undivided share in the common amenities and facilities of the Project, more particularly described in



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the **Second Schedule** hereunder written (Hereinafter as the "Said Property"), subject to the terms and conditions of the Booking Agreement/Agreement for Sale to be entered between the Promoter and the Proposed Allottee/Purchaser in respect of the Said Property in the Scheme. We have accepted _____ Rs As token amount for which we have registered agreement to sale as Registrar office Ahmedabad by Registration No. _____ dated _____. We have registered our scheme under Real Estate Regulator Authority wide Registration No. _____ Dated _____ which you have verified and confirmed.. The consideration for Said Property has been fixed at Rs. _____=00.

THIS IS TO FURTHER CERTIFY - DECLARE THAT in the event of any delay or default committed by the Proposed Allottee/Purchaser in payment of any one or more of the installments or any other amounts due and payable or Proposed Allottee/Purchaser commits breach or violation, the Proposed Allottee/Purchaser shall be liable to pay at the rate of interest at the rate of ____% per annum for the delayed period or the Promoter shall be entitled to cancel this allotment letter and refund the amounts paid by the Proposed Allottee/Purchaser after forfeiting therefrom ____% of the total amount of consideration. Such refund shall be subject however to the booking/allotment of the same Property to any other person/s. This letter is Provisional in nature and does not constitute any vesting of any right, title or interest/s in the unit or any part thereof. Unless otherwise extended by the Promoter, the LOA shall be valid for a period of 45 days from the date of this letter within which the Purchaser shall execute and register the Agreement Of Sale for the said Unit Failing which it shall be deemed that the Purchaser has Cancelled the unit and the Promoter Shall have the right to book the Unit in favor of any other person without need of any intimation/permission from the Purchaser and without assuming any liability of whatsoever kind/nature by the Promoter

THIS IS TO FURTHER CERTIFY THAT Said Agreement for Sale/Booking Agreement shall have override effect to this Allotment/Booking Letter.

DATED THIS _____ DAY OF _____, 2022

**HITESH RASIKLAL VYAS AS
SELF AND AS THE SOLE
PROPRIETOR OF VISHWANATH
BUILDERS**

For, VISHWANATH BUILDERS
H. Mas
PROPRIETOR



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:-THE FIRST SCHEDULE ABOVE REFERRED TO:-

ALL THAT piece or parcel of non-agricultural land being Amalgamated Final Plot No. 71/3+64, admeasuring about 12243 sq.mts., (prior to Amalgamated Final Plot No. 71/3, admeasuring about 3926 sq.mts., and Final Plot No. 64, admeasuring about 8317 sq.mts.), of Town Planning Scheme No. 1 (Shela), allotted in lieu of Block No.

339/C (corresponding to Final Plot No. 71/3), admeasuring about 6543 sq.mts., and Block No. 332 (corresponding to Final Plot No. 64), admeasuring about 13861 sq.mts., situate lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, and Said Final Plot No. 71/3+64 is bounded as follows; that is to say - on or towards the -

North by: 45 Mtr. T.P. Road
South by: F.P. No. 148/2 & 93
West by: F.P. No. 71/2 & (67/3/2+90/2+91/2)
East by: F.P. No. 71/1 & 18 Mtr. T.P. Road

:-THE SECOND SCHEDULE ABOVE REFERRED TO:-

ALL THAT Showroom No. _____, admeasuring about _____ sq.ft., equivalent to _____ sq.mts., (carpet area), on the _____ Floor in Block/Building/Wing No. _____

OR

Flat No. _____ admeasuring about _____ sq.ft., equivalent to _____ sq.mts., (carpet area), together with _____ sq.ft. equivalent to _____ sq.mts. of wash area, together with _____ sq.ft. equivalent to _____ sq.mts. of balcony area on the _____ Floor in Block/Building/Wing No. _____ in the Scheme/Project known or described as **"VISHWANATH SARATHYA WEST"**, evolved - to be evolved on non-agricultural land being Amalgamated Final Plot No. 71/3+64, admeasuring about 12243 sq.mts., (prior to Amalgamated Final Plot No. 71/3, admeasuring about 3926 sq.mts., and Final Plot No. 64, admeasuring about 8317 sq.mts.), of Town Planning Scheme No. 1 (Shela), allotted in lieu of Block No. 339/C (corresponding to Final Plot No. 71/3), admeasuring about 6543 sq.mts., and Block No. 332 (corresponding to Final Plot No. 64), admeasuring about 13861 sq.mts., situate lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand,, together with _____ sq.mts., of undivided share in the Project Land, together with right to use and undivided share in the common amenities and facilities of the Project and the Said Flat/Showroom No. _____ is bounded as follows; that is to say - on or towards the -

North by :
South by :
East by :

For, **VISHWANATH BUILDERS**
by mas..
PROPRIETOR