

## LETTER OF ALLOTMENT


Re: In the matter of Allotment of Property no. \_\_\_\_ in our Scheme known as **"THE KIMANA TOWERS"** situated at Land Bearing Final Plot No. 145/1 admeasuring 7628.00 Sq.mt. forming part of the land bearing Survey/Block No. 505/A Paiki 2, T.P. Scheme no. 52 (Ambali), Moje: Ambali, Taluka: Ghatlodiya, District: Ahmedabad. The said land is demarcated by its boundaries on **East:** Final Plot No. 196, **West:** 30 mts. T.P.S. Road, **North:** Final Plot Nos. 146 and 147, **South:** 12 mts. T.P.S. Road.

### Said Property is Bounded by :-

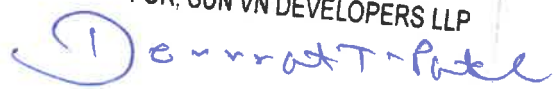
East :  
West :  
North :  
South :

- 1) That the Vendors M/s SUN VN DEVELOPERS LLP launched a Development Scheme known as **"THE KIMANA TOWERS"** hereinafter referred to as "said Scheme" on the piece or parcel of freehold Non-Agricultural Multipurpose Use Land Bearing Final Plot No. 145/1 admeasuring 7628.00 Sq.mt. forming part of the land bearing Survey/Block No. 505/A Paiki 2, T.P. Scheme no. 52 (Ambali), Moje: Ambali, Taluka: Ghatlodiya, District: Ahmedabad and Sub District of Ahmedabad-9 (Bopal) as per Development permission/ Commencement Certificate being Raja Chithi No. 06454/200122/A5611/R0/M1 dated 21/06/2022 together with Plan duly approved by Ahmedabad Municipal Corporation Authority and construction thereof has been commenced and the same is in progress.
- 2) That The Vendors have registered the said project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") with the Real Estate Regulatory Authority at \_\_\_\_\_ under No. \_\_\_\_\_.

### **SUN VN DEVELOPERS LLP**

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FOR, SUN VN DEVELOPERS LLP

  
PARTNER

3) That SHRI/SMT \_\_\_\_\_ Adult, Occupation  
 Business, having his/her residential address at  
 \_\_\_\_\_, Ahmedabad


\_\_\_\_\_, a Partnership Firm registered under the  
 provisions of the Indian Partnership Act, 1932, having its principal place of  
 business at \_\_\_\_\_, Ahmedabad

\_\_\_\_\_, Private Limited, a Private Limited  
 Company registered under the provisions of the Companies Act, 1956, having  
 its registered office at \_\_\_\_\_, Ahmedabad

hereinafter referred to as "The Purchaser" intend to purchase Property No.  
 \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mt. (Carpet Area) inclusive of the  
 Balcony/Washyard area and Open Terrace admeasuring \_\_\_\_\_ sq.mt.  
 (Carpet Area) forming part of the said property together with proportionate  
 undivided/divided share/ownership in the project land to the extent of \_\_\_\_\_  
 sq.mt. as undivided share ownership in the Common Assets with right to use  
 all the Common Amenities and facilities provided in the said Scheme at or for  
 a total price/ consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_  
 only) and on terms and conditions mutually agreed by and between the  
 Vendors and the Purchaser. Out of the total consideration amount the  
 Purchaser has as on date paid the sum of Rs. \_\_\_\_\_ (Rupees  
 \_\_\_\_\_ only) by Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ of  
 \_\_\_\_\_ (Branch). A separate Stamped Receipt for the same has been  
 issued by the Vendors in the Purchaser's name. The said amount as also the  
 balance amount paid/to be paid shall be in accordance with section 84 of the  
 Real Estate (Regulation and Development) Act, 2016 (16 of 2016), the  
 Government of Gujarat or as may be mutually agreed by & between the  
 Vendors & the Purchaser.

- 4) The Above said price consideration is towards basic price/consideration of the  
 property & the Purchaser has to pay other additional expense /cost/charges as  
 mentioned in the Agreement to Sale, Booking Application Form & decided by  
 the Vendors at the time of possession or sale deed whichever is earlier.
- 5) Further, on payment of 10% consideration amount M/s SUN VN  
 DEVELOPERS LLP shall as per the provisions of the Real Estate (Regulation  
 and Development) Act, 2016 execute the necessary Agreement to sell in favor

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of Allottee and have the same registered with the office of the Sub Registrar Concerned.

- 6) That subject to all the terms and conditions of said Agreement to Sell the Vendors hereby decides to Allot the said property to the Purchaser and accordingly the Purchaser has willfully agreed to Purchase the same and in token of acceptance of the Letter of Allotment the Purchaser has also subscribed its signature with Rubber Stamp in the manner as herein below.
- 7) The Purchaser clearly understands and agrees that the Vendors shall allot/assign/sell on his sole discretion allotted car parking spaces in said project with or without any price consideration, details of which shall be provided in separate parking allotment letter. The Purchaser shall not be entitled to use any other parking spaces in the said building/scheme or raise any dispute, which the Purchaser has agreed.
- 8) Further in the event if the Purchaser fail or neglects to adhere to the decided payment schedule, the Vendors shall be entitled to cancel this Allotment without notice and shall refund the paid amount as per cancellation policy.

Date:

Place: Ahmedabad, Gujarat

Yours faithfully,

For SUN VN DEVELOPERS LLP

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**Authorized Signatory**

Accepted by Me

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**(Shri / Smt. /Sole Proprietor/Partner/Designated Partner/  
Authorized Director/Allottee)**

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