



BORN TO BUILD!

Allotment Letter

Dated: _____

To,

Sub: Booking/Allotment of Flat / Shop No. ____ in the scheme "**KAVISHA AER**"
Constructed on the Non-Agricultural land admeasuring about 7166 sq. Mtrs. out
of the total land bearing Final Plot No. 67/2/1 of Town Planning Scheme No. 1
(Shela) allotted in lieu of Survey No. 335/2/A/1 respectively admeasuring about
11943 sq. mtrs. situated within the limits of the Village: Shela, Taluka: Sanand,
in the Registration District Ahmedabad and Sub District: Ahmedabad (Sanand).

BLOCK No. 335/2/A/1 IS BOUNDED BY:-

East :
West :
North :
South :

UNIT IS BOUNDED BY:-

East :
West :
North :
South :

1. We are pleased to inform you that upon considering your application and subject to the terms & conditions appearing hereinafter, _____ (hereinafter referred to as "the Promoter") has provisionally allotted Flat / Shop ____ to you. The Carpet Area of said



Flat / shop allotted to you, ____ **sq. mtr**, (admeasuring about ____ **sq.ft.** equivalent to ____ **sq.mtr** of Super-built up area) with balcony of ____ **sq.mtr**, washyard of ____ **sq.mtr**, along with exclusive area admeasuring about ____ **Sq. Mtr** (“**Total Area**”). TOGETHER WITH rights and proportionate interest in the common parts, portions, areas, facilities, and amenities constructed on the Project Land with analogous rights and interest therein along with stipulated undivided interest in the Project Land. The area of undivided land share will be transferred to the respective occupants in future. The sale consideration payable for the said Flat/ shop is Rs. ____/- (Rupees ____ **Only**).

2. The promoter has registered the project under the provisions of The Real Estate Regulations and Development act, 2016, with the Real Estate Regulatory Authority at Ahmedabad under No. _____. Authenticated copies are shown to you.
3. The amount paid along with the Application Form shall be treated as your Earnest Money towards acquisition of the said Flat/ shop and you shall pay the balance of the Sale Consideration in accordance with the Payment Plan. The other charges that are payable by you at the time of execution of Sale Deed towards acquisition of the said Flat/shop over and above the Sale Consideration such as legal charges, development charges, maintenance deposits, advance deposits, gst, statutory cess, taxes and duties payable to the government authorities and other statutory charges shall be payable by allottee and the same are acceptable to you. In the event of you failing to pay the balance consideration and the other charges in time or if there is any delay on your part in making payment of any instalment and/or other charges, in accordance with the Payment Plan, you shall be charged interest SBI MCLR + 2% per annum



calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon which is duly acknowledged by you.

4. Please note that if any of the cheques or other instruments of payment issued by you are dishonoured caused any reason whatsoever, then the Developer shall be fully entitled, at its sole discretion, to levy penal interest calculated @ SBI MCLR + 2% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon and including any other charges/interest that may be charged by the Bank, if any, in case of cancellation of the booking amount of 10% would be charged as the **“Booking cancellation amount”**.
5. The agreement to sale shall be executed upon payment of 10% of the total sale consideration as per the payment schedule agreed. The allottee shall have to execute agreement to sale within a period of 30 days from the intimation of date of booking from the promoter.

In token of your confirmation of the above, please return duplicate copy of this letter duly signed by you.

Thanking You,

Yours sincerely,