



Regd. Office : Texcellence Complex, Near Anupam Cinema, Khokhara, Ahmedabad - 380 021, India.
Phone No. : +91-7795002255 • Fax : +91-79-22773061 • E.mail : info@swanlake.co.in

CIN : L99999GJ1982PLC005253

Date:

To,

Address:

ALLOTMENT LETTER

Ref.: Your Application for booking of an Apartment in the Residential Project "THE SOVEREIGN", at Thaltej, Ahmedabad.

Dear Sir/Madam,

Sub.: Allotment of Apartment

1. We refer to your Application mentioned below ("Said Application"), for booking of an Apartment in our Residential Project "THE SOVEREIGN" ("Said Project"), located at Thaltej, Ahmedabad:

Date of Application

- 2.1 The Said Project is being developed by us on Non - Agricultural Land of Final Plot No. 4/1, admeasuring 5653 Sq. Mts. or thereabouts, of Town Planning Scheme No. 37 (Thaltej), situate, lying and being at Moje: Thaltej, Taluka: Ghatlodia in the District of Ahmedabad and Registration Sub District of Ahmedabad - 9 (Bopal), more particularly described in PART - I of ANNEXURE - A hereto ("Said Land").
- 2.2 The Said Project has been registered by us under the provisions of the Real Estate (Regulation and Development) Act, 2016, with the Gujarat Real Estate Regulatory Authority, under No. _____.
3. In furtherance to your Said Application, we hereby allot to you, the Residential Apartment, along with Exclusive Balcony/Verandah and Exclusive Wash Area Balcony, more particularly described in PART - II of ANNEXURE - A hereto, of the Said Project. The Residential Apartment shall hereinafter be referred to as the "Said Apartment" and the Residential Apartment together with Exclusive Balcony/Verandah and Exclusive Wash Area Balcony, shall collectively be referred to as the "Said Property".



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- 4.1 The details of the Basic Consideration of the Said Property and of the other amounts to be borne/paid/reimbursed by you, are mentioned in ANNEXURE – B hereto.
- 4.2 The details of the Application Money, the Earnest Money and of the payment/s made by you on or before the date hereof towards the Basic Consideration, are mentioned in PART-I of ANNEXURE – C hereto. The details of instalments of the balance amount of Basic Consideration payable by you, are mentioned in PART-II of ANNEXURE – C hereto.
- 5.1 The Agreement for Sale of the Said Property shall be executed with you/in your favor after receipt of 10% of the Basic Consideration.
- 5.2 In case the Agreement for Sale is not executed by you OR prior to execution of Agreement for Sale you intend not to acquire the Said Property, then we shall be entitled to cancel this Allotment Letter.
- 5.3 Upon such cancellation:
- (a) We shall be entitled to forfeit the Earnest Money and GST thereon and the balance amount (if any) shall be refunded to you, within 15 days of cancellation OR within 15 days of our entering into Agreement for Sale of the Said Property with any other person, whichever is later.
- (b) This Allotment Letter and/or any other document, paper or writing that may have been issued to you, shall stand cancelled and shall have no force and effect.
- 6.1 This Allotment Letter is issued to you, subject to your executing the Agreement for Sale and on the following understanding and assurances given by you to us:
- (a) You have perused and explained to yourself, the titles of the property, the approved plans, permissions, sanctions and approvals received, Draft of Agreement for Sale, etc.
- (b) This Allotment Letter does not create nor shall be deemed to create your right, title or interest of any nature whatsoever, on the Said Property, till necessary deed/document of conveyance thereof is executed in your favor and duly registered. Such deed/document shall be executed by us only after all the amounts payable by you have been paid by you and only upon your having observed and performed the terms, conditions and covenants



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of the Agreement for Sale. The possession of the Said Property shall be handed over to you at the time of execution of the deed/document of conveyance.

6.2 The common areas of the Said Project, including the Said Land, is intended to be conferred to the Society formed/to be formed for the Said Project ("Said Society") or to any other Entity as permissible under the Act, Rules and Regulations. Such conferment of undivided common areas shall be made in favour of the Said Society by joining the Said Society as a party in the deed/documents of conveyance to be executed in your favour OR by such modus/in such manner in compliance with The Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations framed thereunder. In case any other Entity is formed, the term "Said Society", wherever used in this Letter, shall be construed as such "Entity".

Thanking you,

Yours truly,

For ASHIMA LIMITED,

AUTHORIZED SIGNATORY

Encl.: Annexures A, B & C



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ANNEXURE – A

PART-I

(Description of the Land)

ALL THAT piece and parcel of Non - Agricultural Land of Final Plot No. 4/1, admeasuring 5653 Sq. Mts. or thereabouts, of Town Planning Scheme No. 37 (Thaltej), situate, lying and being at Moje: Thaltej, Taluka: Ghatlodia in the District of Ahmedabad and Registration Sub District of Ahmedabad – 9 (Bopal), and bounded as follows, that is to say on or towards the –

North : Road
South : Land of Final Plot No.185
East : Land of Final Plot Nos. 74 & 76
West : Land of Final Plot No. 77

Note : Final Plot No. 4/1 is constituted from part of Survey Nos. 214/1, 214/2 and 214/3.

PART-II

(Description of the Property)

Project & Location		“The Sovereign”, Thaltej, Ahmedabad			
(As per Scheme Layout)					
Apartment No.			Floor		Wing
Approx. Carpet Area of Residential Apartment			Sq. Ft.		Sq. Mts.
Approx. Area of Exclusive Balcony/Verandah			Sq. Ft.		Sq. Mts.
Approx. Area of Exclusive Wash Area Balcony			Sq. Ft.		Sq. Mts.

The aforesaid Property is bounded as follows, that is to say on or towards the -

North :
South :
East :
West :

Note:

- The areas aforesaid are subject to increase/decrease of up to 3%.
- The area of the Said Apartment referred to above, is the “Carpet Area”, calculated as per the provision of Real Estate (Regulation & Development) Act, 2016, read with Clarification issued by the Gujarat Real Estate Regulatory Authority, vide Circular No. 3/2017, dated 14th August, 2017.



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ANNEXURE – B
(Details of Basic Consideration & Other Amounts)

a	Basic Consideration	Rs. _____/- (Rupees _____ Only)
b	AMC, Legal, Electricity Connection & Other Charges	Rs. _____/- (Rupees _____ Only)
c	Maintenance Deposit	Rs. _____/- (Rupees _____ Only)
d	Advance Maintenance Charges of 36 months	Rs. _____/- (Rupees _____ Only)

Note:

1. All aforesaid amounts are excluding GST.
2. The amounts mentioned at Sr. Nos. (c) and (d) above are payable to Said Society.
3. In addition to the amounts referred to above, the following are to be borne/paid/reimburse by the Allottee :
 - i. All taxes, cesses, levies, duties, including but not limited to GST.
 - ii. Any increase on account of development/betterment charges/taxes or payment of similar or any other nature or form.
 - iii. Stamp Duty and Registration Fee on this Allotment Letter (if any), Agreement for Sale, Conveyance Deed and/or any other document to be executed with the Allottee/in favor of the Allottee AND on the deed/document of conveyance/lease of the Said Land in favour of Said Society.
4. Increase or decrease in the area of the Said Property, shall have corresponding effect on the Basic Consideration and other amounts payable for – in respect of the Said Property.



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ANNEXURE – C

PART-I

(Details of Application Money, Earnest Money & Payment/s Made)

a	Application Money (including Earnest Money)	Rs. _____/- (Rupees _____ Only)
	Cheque/DD/EFT No.	
	Date	
	Bank	
	Branch	
b	Earnest Money	Rs. _____/- (Rupees _____ Only)
c	Balance of Basic Consideration Payable	Rs. _____/- (Rupees _____ Only)

PART-II

(Details of Instalments for Balance Amount of Basic Consideration)

Sr. No.	Milestones	% of Basic Consideration
1.	Immediately upon the execution of Agreement for Sale.	
2.	On Completion of Plinth of the wing/building in which the Said Property is located.	
3.	On Completion of _____ Floor Slab of the wing/building in which the Said Property is located.	
4.	On Completion of Internal Finish of the Said Property.	
5.	On Completion of External Finish of the wing/building in which the Said Property is located.	
6.	On Completion of Electrical Fittings of the wing/building in which the Said Property is located.	
7.	At the time of the Said Property being ready for handover of possession on or after receipt of BU Permission	

Note:

1. All amounts mentioned in this Annexure are excluding GST.
2. In case, the amount paid on or before the date of this Allotment Letter is less than 9.9%, the differential amount shall become payable alongwith the installment referred to at Serial No. 1 above.
3. In case, the amount paid on or before the date of this Allotment Letter is more than 9.9% (i.e. not exceeding 10%), the excess amount shall be adjusted from the installment referred to at Serial No. 1 above and the balance amount shall be payable.