

# RIYANA PROJECTS LLP

## ALLOTMENT LETTER

Date: \_\_\_\_\_

Dated: \_\_\_\_\_

To,

(1) Mr. \_\_\_\_\_

(2) Mr. \_\_\_\_\_

Having Postal Address : \_\_\_\_\_

Dear Sir/Madam,

The RIYANA PROJECTS LLP, Firm has provisionally agreed to allot to you the Flat/Shop/Unit No. \_\_\_\_\_ of Block No: \_\_\_\_\_ situated on \_\_\_\_\_ Floor, admeasuring \_\_\_\_\_ Sq.Mtrs (RERA Carpet Area/means the net usable floor area of unit including exclusive balcony & wash area admeasuring \_\_\_\_\_ Sq. Mtrs & the area covered by the internal partition walls of the unit but excluding the area covered by the external walls, areas common road, common plot and undivided proportion of land admeasuring \_\_\_\_\_ Sq. Mtrs along with \_\_\_\_\_ oedcar paraking ) of Residential Scheme known as **"RAJYASH REANAND"** constructed upon Non-Agricultural land bearing Final Plot No: 350 (given lieu of Revenue Survey No: 402) Total land admeasuring 5,412 Sq.Mtrs out of land admeasuring 293.73 Sq.Mtr acquire in Road alignment and admeasuring 53.25 Sq.Mtr Not in Possession therefore Net Land admeasuring 5065.02 Sq.Mtrs Town Planning Scheme No: 22 situated at Mouje: VASNA (said project has registered under the provisions of The Real Estate (Regulation and Development) Act, 2016 vide its permission No: \_\_\_\_\_ of dated: \_\_\_\_\_) subject to the terms & conditions mentioned in your booking form dated \_\_\_\_\_,

the said property is bounded as under:

On the East by:

On the West by:

On the North by:

On the South by:

You have agreed to acquire the said Unit at or for a total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), including consideration towards the common areas and facilities, a comprehensive break-up of which is as under and which is more specifically enumerated in the said Agreement to Sell The said amount not include any cost and expenses to be incurred towards Maintenance, Water & Electricity Charges, RERA Registration charges / fees, legal charges, GST, Stamp Duty & Registration Fees, and/or any other taxes/dues that may be levied by the State / Central Government from time to time.

M/S RIYANA PROJECTS LLP Shall execute registered Agreement to Sale in favour of the allottee upon receipt of 10% of basic cost.

Note: Subject to terms and condition as agreed and to be agreed by proposed member of the scheme

**CORPORATE ADDRESS :-**

305-405, MAURYANSH ELANZA, NR. PAREKH'S HOSPITAL, SHYAMAL CROSS ROAD, SATELLITE, AHMEDABAD-380015.

that: (1) You have agreed to purchase and acquire and we have agreed to sell the said Unit on the terms and conditions more particularly set out in the Agreement to Sell, You have also taken inspections of documents, title deeds, sanctioned plans, layout plans, Rajachitthi (Commencement Certificate) and all relevant documents recited in such Agreement to Sell and thus have agreed to purchase the said Scheme upon fully being satisfied with our title.

(2) We have also explained to you that the development as per the layout for the construction of the said Scheme / Project shall be undertaken by us, as and when requisite permissions in that respect are obtained from the competent authority/ies including the Gujarat Real Estate Authority.

(3) Subject to the balance Sale Consideration to be paid by you in accordance with the Payment Plan along with the details of the stage wise time schedule of completion of the Project, including the provisions for infrastructure like water, sanitation and electricity is annexed thereto. In the event of failure on your part, to pay the balance consideration as mentioned hereinabove in time or if there is any delay on your part in making payment of any installment and/or other charges, in accordance with the Payment terms, you shall be liable to pay interest @ 12 % per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon. This shall be in addition to the rights the Developer may otherwise have as per the applicable law. Please be informed that the payment of the balance sale consideration shall strictly be in accordance with terms agreed. Subject to making payment of 10 % of the total consideration, the Agreement to Sell shall be executed and registered by the Developer in favor of you. It is further stated and agreed that upon payment and realization of such total consideration you will be eligible for a Deed of Conveyance in respect of the said unit and common areas and facilities.

(4) This Allotment Letter contains the preliminary terms governing the allotment of the said Unit by the Developer to the you. This Allotment Letter and the agreed terms and conditions of the booking form does not vest any right, title or interest to the you nor any other persons with respect to the said Unit. The Developer shall have the first lien and charge on the said Scheme for all its dues that may become due and payable by you to the Developer.

(5) It is hereby expressly stated that no possession is handed over to you under this Allotment Letter and the Developer shall continue to be the owner of the said Scheme. The Possession of the said Unit shall be handed over only after receipt of the entire consideration and upon execution of the Sale Deed/Deed of Conveyance or upon obtaining Building Use Permission, whichever is later.

(6) It is hereby stated that the booking of the said Unit is subject to your making timely payments and complying with all the obligations and also subject to execution of our standard formal Agreement to Sell executed by us, within \_\_\_\_\_ days from the date of intimation from the Developer, If you fail to sign, execute and register the Agreement to Sell within the stipulated period and/or if you fail to comply with any of your other obligations under the transaction including timely payments of the sale consideration, then the Developer shall be fully entitled and at its sole discretion to terminate in accordance with the terms agreed under the Agreement to Sell irrespective being executed or not.

Thanking You,

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For RIYANA PROJECTS LLP

I / We accept the above terms & conditions

(Mr. \_\_\_\_\_)