

MBA DEVELOPERS PRIVATE LIMITED

102, Safalya Elegance, Science City, Sola, Ahmedabad.

Date :

ALLOTMENT LETTER

To,

Mr./Mrs./Miss.....

Address :

Subject : Allotment of Flat/Shop/Unit No.....on.....floor in the project known as “OM SKY” situated at **Mauje Sola, Old Revenue Survey Nos. 135+139+140, Sub-Plot No.2/1(Part of Final Plot No.18) admeasuring 3765 sq. meters which was comprised into T.P. Scheme No.42 (Sola-Thaltej) in the Registration District Ahmedabad and Sub-District Ahmedabad-9 (Bopal), the said land is bounded as follows :-**

On or towards East by : 18” meter T. P. Road

On or towards West by : Sub Plot No.2/2

On or towards North by : Final Plot No.21 and 20

On or towards South by : 18” meter T. P. Road

Dear Sir/Madam,

We hereby allot youon.....floor (hereinafter referred to as the Flat/Shop/Unit) in our proposed building known as “OM SKY” situated at **Mauje Sola, Old Revenue Survey Nos. 135+139+140, Sub-Plot No.2/1(Part of Final Plot No.18) admeasuring 3765 sq. meters which was comprised into T.P. Scheme No.42 (Sola-Thaltej) in the Registration District Ahmedabad and Sub-District Ahmedabad-9 (Bopal)** for the total consideration of Rs...../- (Rupees.....Only).

We have received a sum of Rs...../-(Rs.....Only) as earnest money in respect of the above referred Flat/Shop/Unit. Details of the same are as follows :

Sr. No.	Date	Cheque No.	Bank Name	Amount

Project is registered as per the provision of RERA with the Real Estate Regulatory Authority at No.....

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provision of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment letter and/or Agreement for Sale or such other documents executed for sale of the Flat/Shop/Unit

shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions :

1. All the terms and conditions mentioned in the Draft Agreement for Sale document which is available on RERA website and personally shown to the Allottee are applicable to this letter of allotment.
2. Upon issuance of this letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure-A attached herewith.
3. The Society formation and Other Charges shall be paid by the Allottee at appropriate time.
4. The Allottee shall not transfer resale this unit without prior consent of promoter till the document of Agreement to Sale is registered.
5. In the event of the allottee fails to make payment after booking the unit till the registration of the agreement to sale, this liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. All letters, circulars, receipt and/or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
7. This letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The courts of Ahmedabad, Gujarat shall have exclusive jurisdiction over all

matters arising out of or relating to this letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provision of the Arbitration and Conciliation Act.

Carpet Area of Above Unit No.(Flat/Shop).....is.....Square Meters.

Email :

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For, MBA DEVELOPERS PRIVATE LIMITED,

We confirm and accept

1.-----

2.-----

Annexure A

The Payment Plan is as follows :

The Allottee has paid on or before execution of this agreement a sum of Rs (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs(Rupees) in the following manner:-

- i. Amount of Rs...../- (.....) (not exceeding 30% on the total consideration) to be paid to the Promoter after the execution of Agreement
- ii. Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building in which the said Commercial Unit is located.
- iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building in which the said Commercial Unit is located.
- iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Commercial Unit.
- v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Commercial Unit.

- vi. Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building in which the said Commercial Unit is located.
- vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building in which the said Commercial Unit is located.
- viii. Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the Commercial Unit to the Allottee on or after receipt of occupancy certificate or completion certificate.

Bank Detail are as under :

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	