

To,

Date:- __/__/____

Mr/Mrs. _____

Sub: Allotment letter for Flat No. _____

Dear Sir,

1. This is a Booking/Allotment Letter for Unit No. _____ on _____ Floor in the scheme "Karnavati Riverside" at FP no. 91/2/1, TP-80, Bhat- Sughad Survey no.-17/P, 18 and 20/P registered with the RERA Authority Vide RERA Registration NO. _____ on dd/mm/yyyy and will remain valid till execution of conveyance deed..
2. The Project consists of Three Blocks, .A+B+C having first cellar, GF+9 number of floors of super structure including stair cabin & lift where as Block D & E having Ground Floor. There is total 54 residential unit having 75 Car Parking and 317 scooter parkings Facilities like Entrance gate, Security Cabin, CCTV Camera, Senior Citizen Park, Children Play Area, Ramp etc are also available in the said project.
3. We are pleased to inform you that on payment of Rs. _____ (In words) as booking amount, we have booked Unit No. _____ admeasuring ____ sq. mts. [Carpet Area as per RERA] on _____ Floor in _____ Block/Wing in the scheme known as "**Karnavati Riverside**" along with proportionate undivided right in land inclusive of common area and undivided right in common construction of Staircase, Lift, and Common Passage which will be _____ sq. mts.
4. The Total Amount of the above mentioned unit is Rs. _____ (in words). And Upon 10% of the Payment of the total amount, Agreement for Sale shall be executed.
5. You are required to make regular payment of the instalments on the due dates as per the payment schedule that will be enclosed in Agreement for sale.
6. The booking of the said Unit shall be subject to the terms and conditions of Agreement/s to be entered into with you.
7. The said Unit is under construction and upon completion of the construction and upon payment of total consideration payable by you; a Deed of Conveyance will be executed in your favour.
8. This booking/Allotment letter is issued subject to condition that you will be paying balance consideration as per payment schedule, and in case of defaults made by you in making payments of balance consideration as per the payment schedule; we reserve all rights to cancel your booking of the said Unit.
9. Upon withdrawal/ cancellation of the booking by the Allottee (s), before execution of agreement for sale, the money paid by the allottee (s) shall be refunded to the

Applicant without any interest and after deduction of __1_% of total value of the unit., plus applicable Taxes thereon, towards service charges. The Allottee(s) hereby agrees/ agree to such interest-free refund and the deduction by the way of service charges and further agrees/agree not to raise any objection for deduction of service charges. In addition to service/ cancellation charges, statutory deductions, including GST and others, on such cancellation, will also be borne by the allottee. All monies paid by the Entity on behalf of the Allottee(s) prior to such withdrawal/cancellation shall be non-refundable. Applicants are free to withdraw their application and cancel their booking at any time even after issue of allotment letter/agreement for sale, but before the possession of the apartment is made over. In that event the total deposit of installment paid by the allottee will be refunded without any interest and after deduction of service charge of __3__ % of the property value (Flat cost) + applicable Taxes on service charges and the entire sum of GST paid on behalf of the allottee by the Entity. Any GST paid by the Entity on behalf of the Allottee(s) will not be refunded and would be adjusted against such refunds made. All such refunds to residents and Non-Residents Indians (NRI) / Foreign citizens of Indian Origin shall, however, be made in Indian Rupees within 90 days from the date of issuance of the cancellation letter. It is clarified that no claims for any damages shall be tenable in the event of cancellation of the allotment on any grounds whatsoever.

The Apartment _____is bounded as under:

At or towards the North:

At or towards the South:

At or towards the East:

At or towards the West:

The Parking Space No. _____ is bounded as under:

At or towards the North:

At or towards the South:

At or towards the East:

At or towards the West:

Thanking you,

For, **S B Developers**

SD/-

Authorised Signatory

Bhisham J Ramani

Encl :

sanctioned plans,

Layout plans,

Specifications

stage wise time schedule of project

Detail about provisions for civic infrastructure like water, sanitation and electricity.