DWARKESH INFRACON

Allotment Letter

Date:-

To,

Mr. & Mrs. _____

_____

_____

_____

Dear Mr. & Mrs.

Re. Letter of Allotment - Unit No..... On ..... floor, Block....., Wing ..... in the Project known as "VIENZA"

This has reference to your request for booking an Apartment / Flat / Shop premise in the project known as VIENZA (the "Project"), we state as under:

1. At your request, we have provisionally booked an **Apartment bearing No.** ..... Situated on the **.....Floor** of **Block- .....,** **Wing - ..... of VIENZA** project, having **Built-Up** area of..... **SQ.MTRS. (Equivalent to ..... SQ.FT.)** having a **RERA Carpet Area** (as defined under the Act) of..... **SQ.MTRS. (Equivalent to ..... SQ.FT.)** and other appurtenant areas for the exclusive use of **Wash yard** area admeasuring..... **SQ.MTRS,** OPEN SKY TO TERRACE admeasuring..... **SQ.MTR. and Balcony** area admeasuring..... **SQ.MTR,** Aggregating to **Total..... SQ.MTRS,** together with proportionate and undivided share of..... **SQ.MTRS.** In the Project Land being land of Final Plot No. 2/2 admeasuring **5219.04** Sq.Mtrs. (forming part of Survey No. 341/2 of Mouje : Oganaj) of Town Planning Scheme No. 57 (Oganaj – Gota – Jagatpur – Chharodi – Khodiyar - Khoraj) situate, lying and being at F.P. - 2/2, T.P. – 57, Survey No. – 341/2, Nr. Swarnim Stone, Opp. Chharodi Village, S.G. Highway, Ahmedabad - 382481, in the Registration District and Sub-District of AHMEDABAD – 8 (SOLA). in the State of Gujarat and accordingly issuing this Letter of Allotment subject to the terms and conditions contained hereinafter under these presents.

Total sale consideration.....

Address: F.P. – 2/2, Survey No. – 341/2, T.P. – 57, Nr. Swarnim Stone, Opp. Chharodi Village, S. G. Highway, Ahmedabad – 382481.
Email : dwarkeshinfracon@gmail.com

DWARKESH INFRACON

SCHEDULE - "A"

[DESCRIPTION OF THE PROJECT LAND]

All that piece or parcel of non-agriculture land forming part of Final Plot No. 2/2 admeasuring **5219.04** Sq.Mtrs. given in lieu of Survey No. 341/2 of Mouje: Oganaj of draft Town Planning Scheme No. 57 (Oganaj – Gota – Jagatpur – Chharodi – Khodiyar - Khoraj) situate, lying and being at F.P. - 2/2, T.P. – 57, Survey No. – 341/2, Nr. Swarnim Stone, Opp. Chharodi Village, S.G. Highway, Ahmedabad - 382481, Oganaj, Taluka: Ghatlodiya, Dist. Ahmedabad, in the Registration District Ahmedabad and Sub-District of Ahmedabad-8 (Sola) which is bounded as follows:

Survey No. 341/2, T.P. 57, F.P. – 2/2

On the East by	:	Final Plot No. 109 and 198/1
On the West by	:	Final Plot No. 2/1/2 land
On the North by	:	30.00 MTR TP Road
On the South by	:	Final Plot No. 5 and 6 Land

PART – "B"

[DESCRIPTION OP THE APARTMENT ALONGWITH BOUNDARIES IN ALL FOUR DIRECTIONS]

All that Property of **Apartment bearing No.** ..... Situated on the .....**Floor** of **Block-** ....., **Wing -** ..... **of VIENZA** project, (which is being developed / construction the project land, described in Schedule-I hereinabove) having **Built-Up** area of..... **SQ. MTRS. (Equivalent to** ..... **SQ.FT.)** having a **RERA Carpet Area** (as defined under the Act) of..... **SQ. MTRS. (Equivalent to** ..... **SQ.FT.)** and other appurtenant areas for the exclusive use of **Wash yard** area admeasuring..... **SQ. MTRS.,** OPEN SKY TO TERRACE admeasuring..... **SQ.MTRS. and Balcony** area admeasuring..... **SQ. MTRS,** Aggregating to **Total..... SQ. MTRS.,** together with proportionate and undivided share of..... **SQ. MTRS.** In the Project Land being land of Final Plot No. 2/2 admeasuring **5219.04** Sq.Mtrs. (forming part of Survey No. 341/2 of Mouje : Oganaj) of Town Planning Scheme No. 57 (Oganaj-Gota-Jagatpur-Chharodi-Khodiyar-Khoraj) situate, lying and being at F.P. - 2/2, T.P. – 57, Survey No. – 341/2, Nr. Swarnim Stone, Opp. Chharodi Village, S.G. Highway, Ahmedabad - 382481, in the Registration District and Sub-District of AHMEDABAD – 8 (SOLA).

DWARKESH INFRACON

Apt. / Unit No.:-..... **Wing:-** ..... **Block: -** ..... **Floor: -** .....
On the East by :
On the West by :
On the North by :
On the South by :

2. You have verified and perused all the Project related papers, Documents, sanctioned plans, layout plans, specifications and other project details required by you.
3. This letter does not constitute vesting of any right, title or interests in the Apartment or any part thereof.
4. You shall pay the total consideration towards purchase of the Apartment and other payments in accordance with the payment terms mentioned in Annexure-1 annexed hereto.
5. On receipt of requisite consideration (as per payment schedule in Annexure-1) within the prescribed period, we shall enter into an Agreement for sale of the Apartment (the "said Agreement for Sale") in the format shared by us with you and register the same with the concerned Sub Registrar of Assurances; on Payment of More than 10% of total consideration promoter will execute register Agreement for sale.
6. On receipt of all the payments including total consideration from you and the occupancy certificate (i.e., building use permission), from the concerned authority we shall execute and register the deed of conveyance / Sale deed of the Apartment in accordance with the terms and conditions of the said Agreement for Sale.
7. On cancellation of booking G.S.T won't be returned.
8. We have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Regulatory Authority on _____ bearing Registration No._____.

Unless otherwise extended by us, this LOA shall be valid for a period of 30 days from the date of this letter within which you shall make the above referred requisite payments and execute and register the agreement for sale for the said Apartment with us. In case if you fail to complete the same within the requisite timeline, it shall be deemed that you have cancelled your booking and we shall have the right to book the Apartment in favour of any other person without need of any intimation to you and without assuming any liability whatsoever kind, or nature by us. Under the circumstances, in case the payment received from you and you have failed to execute and register the Agreement for sale with us, such payments shall be refunded to the account number from which it was received by us without any interest or charges within a period of 45 (Forty five) days calculated from the date of expiration of this LOA (including period of extension, if any) after deducting the payment @ 9% of the total consideration towards per-determined damages.

Address: F.P. – 2/2, Survey No. – 341/2, T.P. – 57, Nr. Swarnim Stone, Opp. Chharodi Village, S. G. Highway, Ahmedabad – 382481.
Email : dwarkeshinfracon@gmail.com

DWARKESH INFRACON

We would like to take this opportunity to thank you for the trust that you have reposed in our project and assure you our best services at all times.

Thanks and Regards

For Dwarkesh Infracon

Project "VIENZA"

Mr. Alpeshkumar R Lakhani

Partner

Agreed and Accepted by

_____

Allottee

Address: F.P. – 2/2, Survey No. – 341/2, T.P. – 57, Nr. Swarnim Stone, Opp. Chharodi Village, S. G. Highway, Ahmedabad – 382481.
Email : dwarkeshinfracon@gmail.com