

Date:					
То,					
MR./ MRS	AND DESCRIPTION OF THE PROPERTY OF THE PROPERT				
Dear Mr.& Mrs.					
Re. Letter of Allotmer	nt - Unit No	on	floor, W	ing/Block	k in
the Project known as	"Kailash Rudr	aksh"			
This has reference to yo known as Kailash Ru 1. At your request, on the there about of the buil TP-241, Kailash Ru Chiloda, Ahmedabad title and interests in overandah area admeas constructed in the Profinal plot No. 108 a Sub Plot no.2, of M Registration District Letter of Allotment subpresents.	we have provision floor, wing/block ding known as "Kadraksh, Near Kail - 382 330 together floor area and facting around seject to be developed admeasuring 4115 selection of the floor children in the floor of the floor children in the floor of the	ally booked ally b	an apartire area a lraksh e And Basq. mtrs e develop ectively to be a be a be a constant of Taluk aujarat and	ment bein admeasuri ", located ansari Pl undivide ed thereon he "Apa Sub Plo No.241 a Gandhid accordin	ing unit no. ing sq. mts. or at F.P.No.108, atinum, Nana ed share, right n, (b) Exclusive rtment") being t no -02 of llotted in lieu of inagar in the gly issuing this
r					

admin@kailashcorporation.com

www.marughar.com

Tower A, Kailash Rejoice-II, Nr. Kailash Rejoice Junction, On 24 Mtr. TP Road, New Shahibaug, Nana Chiloda, Ahmedabad-382330, Gujarat.



CIN: U45208GJ2016PTC086394



SCHEDULE-"A"

[DESCRIPTION OF THE PROJECT LAND]

All that piece or parcel of free hold Non-Agricultural Use land bearing Sub Plot No. 02 admeasuring 4115 sq. mtrs. forming part of Final Plot No 108 admeasuring 8741 sq. mtrs of Town Planning Scheme (TPS) No.241 of Mouje/Village: Chiloda (Naroda) of Taluka Gandhinagar in the Registration District Gandhinagar and Sub-District Gandhinagar in the State of Gujarat and more particularly described in Schedule-"A" hereunder written (the "Project Land").:

On or towards the East by: F.P.NO.273

On or towards the West by: 18 MTRS TP.ROAD

On or towards the North by: F.P.NO.108- SUB PLOT NO.01

On or towards the South by: F.P.NO.125/1

PART-B

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

ALL THAT premises being Apartment No. 000 on the 00 Floor, wing BLOCK-___, having carpet area admeasuring about 00.00 sq. mts. or thereabouts of the building known as "KAILASH RUDRAKSH",located at Sub Plot no - 02 of F.P.NO.108, Opp. Kailash Rejoice Apartment, Nana Chiloda Cross Road, Nana Chiloda, Ahmedabad-382 330 constructed on the Project Land more particularly described in the Schedule-A hereinabove written together with (a) 00.00 sq. mtrs. undivided share, right, title and interests in Common Area and Facilities developed thereon, (b) exclusive balcony area admeasuring around 0.00 sq. mtrs., (c) exclusive verandah area admeasuring around 0.00 sq. mtrs. and (d) exclusive open terrace area admeasuring around _______ sq. mts. allotted to the Allottee for his/her/its exclusive use and the said Apartment is bounded as under:

On or towards East by by

: On or towards West by: On or towards North

: On or towards South by

2

1800-123-0135

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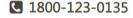


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- You have verified and perused all the Project related papers, documents, sanctioned plans, layout plans, specifications and other project details required by you.
- 3. This letter does not constitute vesting of any right, title or interests in the 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 10% of total 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;
- 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.	We have	registe	red th	he Projec	t un	der tl	he pro	visio	ns o	f the	Real	Estate
	(Regulatio	n and	Deve	lopment)	Act,	2016	6 with	the	Guja	arat	Real	Estate
	Regulatory	y Au	thority	y on			_ be	earin	g R	Regist	ration	No.



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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 payments 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 payments SBI's MCLR+2% of the total consideration towards pre-determined damages.

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 KAILASH REALTY PVT LTD

Mr. Kamlesh B Chauhan Authorized Signature

Allottee

Agreed and Accepted By

CIN: U45208GJ2016PTC086394

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