

Date: _____

To,

MR./MRS. _____

Dear Mr.& Mrs.

Re. Letter of Allotment - Unit No. _____ on _____ floor, Wing/Block _____ in
the Project known as "Kailash Rudraksh"

This has reference to your request for booking a unit/ shop premise in the project
known as **Kailash Rudraksh** (the "Project"), we state as under:

1. At your request, we have provisionally booked an apartment being unit no.
____ on the _____ floor, wing/block _____ having carpet area admeasuring ____ sq. mts. or
there about of the building known as "**Kailash Rudraksh**", located at F.P.No.108,
TP-241, Kailash Rudraksh, Near Kailash Rejoice And Bansari Platinum, Nana
Chiloda, Ahmedabad - 382 330 together with (a) ____ sq. mtrs. undivided share, right,
title and interests in common area and facilities to be developed thereon, (b) Exclusive
verandah area admeasuring around ____ sq. mts. (collectively the "**Apartment**") being
constructed in the Project to be developed on the land bearing Sub Plot no -02 of
Final plot No. 108 admeasuring 4115 sq. mtrs. of TP Scheme No.241 allotted in lieu of
Sub Plot no.2. of Mouje- CHILODA (NARODA) of Taluka Gandhinagar in the
Registration District Gandhinagar in the State of Gujarat and accordingly issuing this
Letter of Allotment subject to the terms and conditions contained hereinafter under these
presents.



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	: On or towards West by: On or towards North
by	: On or towards 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 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 registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Gujarat Real Estate 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 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

Agreed and Accepted By

Allottee

