

SHAMA ESTATES PVT. LTD.

Flat 123, Floor Ground, Type-A, Pocket-10, Sector- 24, Delhi-110085
Email :- thesolitairecrown@gmail.com

ALLOTMENT LETTER

Allotment Letter Number- 21

Dated: 14/07/2022

To,

Mr./Mrs./Ms. Bhanu Katheria
S/o, W/o, D/o Shri Digvijay Singh Dungriyal
R/o H-173, Ganganagar Mawana Road,
Meerut-250 001

Mr./Ms.
son/wife/daughter of Shri
R/o

Telephone/mobile number: 7830962365
Email ID Bhanu.1017@gmail.com
(Name and address of allottee. Allottee may be an individual, individuals, partnership firm, society, company, Government agency/unit etc.)

Dear Sir/Madam,

Kindly refer to your application dated 13/07/2022 for allotment of **3BHK** apartment / flat in the Real Estate Project named **THE SOLITAIRE CROWN** being developed by us as a Developer on khasra number(s) 86 and 110 in Village Sewla Kalan, Pargana Pachhwa Doon, Tehsil Sadar District Dehradun. The legal and valid ownership of the above land(s) lies with M/s SHAMA ESTATES PRIVATE LIMITED. Construction plan and map of the Real Estate Project has been sanctioned by Mussoorie Dehradun Development Authority, Dehradun vide sanction letter number R-1931/19-20 dated 17.12.2019 in our name. In your application you have indicated allotment of your choice.

We have received from you Rs. **2,00,000/-** (Rupees **Two Lakh** only) as the booking amount/first installment for the allotment of **3BHK apartment/flat** in the above said project.

We are pleased to inform you that you have been allotted an apartment/ flat. The number of allotted apartment/flat is **509** situated on **5th** floor in type **C** and having area/carpet area **98.80** sq. meters. The said apartment/flat is as per your choice.

Some of the essential details of the project are being enumerated herein below for your information, namely-

- 1) Project registration (from RERA)-
Registration No.- UKREP09200000348
Date- 22-09-2020
Validity till date 15/12/2024
- 2) Map approval-
Approval No.- R-1931/19-20
Date-
Validity Period (till date)- 16.12.2024
- 3) Other approvals (if any)-
Approval no.
Date
Validity till date
- 4) Estimated Project Cost- Rs. 38,53,15,329/-(Excluding Land Cost)
- 5) Project Commencement date- 01.10.2020
- 6) Stage wise completion/
Time schedule of project-
- 7) Status of Project Development till date- Nil (1) Physical
Progress
- 8) Land title status- Owned by Promoter(s) (2) Financial
Khasra Nos- 86 and 110
Village- Sewla Kalan
Pargana- Pachhwa
Tehsil- Sadar
District- Dehradun
- 9) Details of separate bank account for the project-
Name of Bank Punjab and Sind Bank
Name of Account Holder Shama Estates Pvt Ltd
Account Number 00551100001276
Total collection till date
Total expenditure till date
Balance Amount in the account
(as on date.....)
- 10) Estimated cost of the apartment/flat (excluding taxes) allotted Rs.75,25,000/-
- 11) Project Completion Date: 15.12.2024
- 12) Handing over possession Time/date on or before 15.12.2024.

- 13) Mode of payment-
Cheques, draft or online transfer of money.
- 14) Delayed Payment of Installment-

Interest from the allottee to the developer of the project for the delayed payment of any installment shall be at the existing SBI highest marginal cost of lending rate plus two percent from the due date for the delayed period.

15) Cancellation of allotment-

- i. In case of default in payment of three consecutive installments this allotment may be liable to cancellation. In such case the booking amount* may be forfeited.
- ii. The allottee may at any stage but prior to completion/handover possession date, withdraw himself from the project and may request for cancellation of the allotment. In such case also the booking amount may be forfeited. The booking amount is also refundable without interest in case of non acceptance of allotment.
- iii. In both the cases the amount deposited under the installments shall be refunded to the allottee without interest within 45 Days of cancellation.

16) Registration, taxes and other charges-

At the time of executing the agreement to sale and conveyance deed all the registration and other charges including incidental expenses as well as taxes (including GST) shall be borne and paid by the allottee.

You have to enter into an Agreement for Sale and the Conveyance deed with us within three months of allotment/one month of the handing over possession respectively in the formats enclosed herewith.

Kindly acknowledge the receipt of the allotment letter and also confirm your acceptance for the said allotment by date.....

Dated

Signature 

Name

(Promoter/Director/Partner/Authorized Person etc.

For and on behalf of Developer/promoter, the authorization resolution/letter is being annexed herewith)

*Note -Booking amount is a token amount and should not be more than 2% of the basic sold price of the plot/apartment/house/shop/commercial unit/building/flat etc. and will be adjusted in the sale proceeds.

For Sharma Estates Pvt. Ltd.



Authorized Signatory



SHAMA ESTATES PVT. LTD.

Flat 123, Floor Ground, Type-A, Pocket-10, Sector- 24, Delhi-110085

Email :- thesolitairecrown@gmail.com Date: 15/07/2022

To,

Ms. Bhanu Katheria

W/o Shri Digvijay Singh Dungriyal,

H-173, Ganganagar Mawana Road,

Meerut- 250001

**Subject: Payment of Flat No- 509 in The Solitaire Crown, Khasra No, 86 & 110,
Sewla Kalan, GMS Road, Dehradun-248001**

Sir,

you have booked a Flat No. 509 in " The Solitaire Crown" at Khasra No 86 and 110, Sewla Kalan, GMS Road, Dehradun .

As per Our Record we have received Rs.2,00,000/- (Cost Rs.1,90,476/- +GST@5%Rs.9,524/-). Now you are requested to pay the balance amount due Rs. 53,30,875/- (Cost Rs.50,77,024/- + GST@5% RS.2,53,851/-) to complete 70% of cost of flat within 15 days

Also you are requested to get the agreement registered.

Thanking you

For Shama Estates Pvt. Ltd.



Authorised Signatory

