

ASSOCIATED BUILDCON

146/K, F.P.227/3,T.P.65, GOTA EAST, AHMEDABAD,
Ahmedabad, Gujarat, 382481

PROVISIONAL ALLOTMENT LETTER

Re: In the matter of Provisional Allotment of Shop/Flat No. _____
in our Scheme known as "VANDANAM" situated at Jagatpur,
Ahmedabad

SHRI/SMT. _____

Ahmedabad - _____

This is to confirm that on your request, we have provisionally Allotted
in your name constructed property being Shop/Flat No. _____
admeasuring _____ Sq. Mts. (RERA Carpet area) situated on _____
Floor in Block No. _____ in the Building/Scheme known as of
the "VANDANAM" to be constructed on the Freehold Non-Agricultural
Multipurpose Use Land bearing Final Plot No. 227/3 admeasuring
6697 Sq. Mtrs. of Town Planning Scheme No. 65 (Jagatpur) allotted in
lieu of Block No. 146/C (Old Survey No. 111) of Mouje Jagatpur of
Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-
District of Ahmedabad-8 (Sola) and the said Unit is bounded as follows:

On the East By :

On the West By :

On the North By :

On the South By :

Project RERA Registration No. _____

- (1) The total consideration amount for the said Shop/Flat is
Rs. _____/- (excluding other charges towards Development
Expenses, Torrent Power, AMC/AUDA Charges, Maintenance
Deposit Amount, Legal Expenses etc.) out of which you have at
present paid an amount of Rs. _____/- by Cheque No. _____
dated _____ drawn on _____ Bank, _____ Branch,
Ahmedabad, the receipt whereof we hereby acknowledge and the
balance payment shall be paid by you as per the agreed timelines.

(2) The amount paid along with the Application form shall be treated as your Earnest Money towards acquisition of the said Shop/Flat and you shall pay the balance of Sale Consideration in accordance with the payment plan. Annexed hereto as ANNEXURE "A". The other charges that are payable by you at time of execution of Sale Deed towards the acquisition of the said Shop/Flat over and above the sale consideration are annexed hereto as ANNEXURE "B" and same are acceptable to you. In the event of you failing to pay the balance consideration and the other charges in time or if there is any delay on your part in making payment of any installment and/or other charges, in accordance with the payment plan, you shall be charged prevailing interest @____% (i.e. MCLR+2% as prescribed under RERA) per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon which is duly acknowledged by you.

(3)

(4) Please note that if any of the cheque or other instruments of payment issued by you are dishonored caused any reason whatsoever, then the developers shall be fully entitled at its sole discretion to levy penal interest calculated @____% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with the interest thereon and including any other charges/interest that may be charged by the bank, if any in case of cancellation of the booking amount of 20% would be charged as "Booking Cancellation Amount"

(5)

(6) This allotment is subject to your making timely payments and complying with all your obligations, terms and conditions, more particularly described in ANNEXURE "C" hereto. If you fail to comply with any of your obligations under the transaction as mentioned herein or otherwise including further time payment of the sale consideration as aforesaid then the developers shall be fully entitled at its sole discretion at any stage to cancel the Allotment/Booking of the said Unit and shall forfeit the Earnest Money paid hereunder.

In token of your confirmation of the above, please return duplicate copy of this letter duly signed by you.

- (5) on receiving the decided amount sale deed will be executed
- (6) on receiving 10% of the amount a registered sale agreement will be executed

Thanking you
Yours Sincerely

ASSOCIATED BUILDCON
Through its Authorised
Signatory
Encl : As Above

I accept the above terms and conditions
Name of Purchaser: _____

_____ Signature of purchaser

ANNEXURE-"C"
TERMS AND CONDITIONS OF ALLOTMENT

- (a) The Sale consideration of the said Shop/Flat is Rs_____ (Rupees _____ Only) As on the date thereof the purchaser has paid a sum of Rs_____ (Rupees _____ Only) as an initial payment (herein referred to as "Earnest Money") and being part payment out of total sale consideration of said Unit. The purchaser hereby agrees to pay to the developers/owner the balance payment/amount of the sale consideration of Rs _____ (Rupees _____ Only) (hereinafter referred to as the "Balance Sale Consideration") for the purchase of the said Shop/Flat in manner set out in ANNEXURE-"A" mentioned hereinabove
- (b) Unless otherwise mutually agreed by the parties only upon the payment of the Balance Sale Consideration and other charges the execution/registration of the sale deed in favor of the purchaser with respect to the said Shop/Flat ("SALE DEED") shall be confirmed by the developer.
- (c) The purchaser shall make payment of the Sale consideration under this agreement by account payee cheque and/or demand drafts and/or pay orders (including remittances from abroad) in favor of "ASSOCIATED BUILDCON" payable at Ahmedabad. The other payments with regard to amount towards security deposit, advance running maintenance share contribution, legal charges, society admission fees, maintenance deposit, proportionate share of taxes, electricity charges, municipal corporation charges, statutory dues etc., as provided in ANNEXURE-"B" hereto is indicative
- (d) The terms and conditions mentioned herein shall stand merged into Lease Deed executed by the developer as regards the said Unit.
- (e) The purchaser shall pay the applicable stamp duty, registration charges, Legal/Advocate charges and other incidental expense payable at the time of registration of the Lease Deed whenever the same is executed.

- (f) The Purchaser shall bear and pay all applicable taxes/levies/cesses and/or any increase thereto including Goods and Service Tax, local taxes, water charges, insurance , duties, cess and such other levies, if any which are imposed by the concerned local authority and/or government and/or other public authority, as and when demanded by the developer including but not restricted to applicable taxes on sale of the Shop/Flat by the developers or on account of change of user of the said Unit of the purchaser
- (g) The purchaser shall not have any right to transfer, assign or part with purchaser's interest or benefits of the said Shop/Flat without the prescribe lease process.
- (h) Upon termination of this allotment, the purchaser shall have no right, title and interest in the said Shop/Flat and developers shall be at liberty to dispose off and sell the said Shop/Flat to such person and at such price as the developer may in its absolute discretion think fit.