

PROVISIONAL ALLOTMENT LETTER



Date :

To,

1. _____
Residing at _____
2. _____
Residing at _____

Dear Sir / Madam,

SUB : Provisional Allotment of Unit No. _____ in scheme " SHUBH WESTSIDE"

We, the VENDOR herein absolute owner-occupier and is seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of non agricultural land bearing Final Plot No. 72 admeasuring 2064 Sq. mtrs. forming part of Draft Town Planning Scheme 86 – (Makarba – Sarkhej – Okaf) situate, lying and being at Moje – Okaf, Taluka – Vejalpur, District – AHMEDABAD, the details of which are more particularly mentioned in the schedule hereunder written (hereinafter in this Sale Deed collectively referred to as the said "PROJECT LAND") and in the revenue record the said lands stands in the name of the VENDOR herein.

We have registered the project under the provisions of the Real Estate (Regulation and Developement) Act, 2016 (hereinafter referred to as the said "**Act**") and the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 (hereinafter referred to as the said "**Rules**") with the Real Estate Regulatory Authority at Gandhinagar (hereinafter referred to as the said "**Authority**") and the said Authority has issued a Registration Certificate of Project dated _____ bearing reference no. _____.

You have been provided with copies of all the title documents relating to the entire Project, Title Certificate, copies of sanctioned plans and development permission issued by the authority, copies of revised plans, copy of N.A. Use permission, project specification and such other documents as are specified under the said Act. You have also verified the documents filed / uploaded by us with the said Authority and are satisfied with the same. You have also read the uploaded drafts of Agreement for Sale and subsequent Sale Deed to be executed in your favour. By Signing this Provisional Allotment Letter you accept all terms and conditions mentioned in the Agreement for Sale and subsequent Sale Deed and shall not raise any dispute in future.

You have shown your interest in purchasing unit in our Project "SHUBH WESTSIDE". The details of the unit are as under:



Near L.J. Collage, Next to Savvy Strata, Makarba Extentsion, S.G. Highway, Ahmedabad - 382210.
vikasinfralink@gmail.com | shubh-westside.business.site | +91 9924533337 | +91 9924533338

Particulars	Details
Unit No.	
Area	_____ Sq. mtrs. (Carpet Area)
Floor	

By this Provisional Allotment Letter you are hereby provisionally allotted the said unit for a basic purchase consideration of Rs. _____/- (Rupees _____ only). The purchase consideration shall be inclusive of the basic price of the said Property and other appurtenant areas (meant for exclusive use of the PURCHASER) to the said property is as follows :

Unit No	Carpet Area Sq. mt	Balcony Area Sq. mt	Wash Area Sq. mt	Exclusive Terrace Area Sq. mt	Total Area Sq. mt.	Proportionate Undivided Land Sq. mt
				Not Applicable		

Out of the said Purchase Consideration you have paid to us an amount of Rs. _____/- (Rupees _____ only), being Booking Amount, vide cheque bearing no. _____ dated _____ drawn on _____ Bank, _____ Branch.

The remaining 90% of the said Purchase Consideration is to be paid in the following instalments:

Note 1: On Completion of 10% of total sale consideration, sale agreement will be executed in favour of the purchaser by VIKAS INFRALINK LLP(Developer).

Note 2: The balance payment is to be paid as per construction stage which shall be finalized by and between parties



VIKAS INFRA LINK LLP
TOGETHER

In addition to the above purchase consideration you shall be liable to pay :

- 1) The maintenance deposit and annual maintenance charges as may be decided by the management.
- 2) Stamp Duty, Registration Fees, GST and any other present and future taxes / cess levied by the Central Govt. Or State Govt. Or Local Authority;
- 3) Legal charges being Rs. _____/- (Rupees _____ only).

The VENDOR has provided adequate common parking spaces which includes one hollow plinth for parking spaces in the said project as per the provisions of the prevalent General Development Control Regulations.

Once the agreement for sale is executed and registered between the parties then the terms and conditions mentioned therein shall supersede the terms and conditions mentioned herein.

The allotment of the said Apartment in your favour shall be complete only after you having paid the entire purchase consideration along with other charges and execution and registration of sale deed in your favour.

Schedule of the Unit

Allotted Unit No. :

Chaturseema of the Flat is as mentioned below :

East :

North :

West :

South :

Thanks and regards,

For,

M/s. VIKAS INFRA LINK LLP

Partner



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Acceptance of allotment of the said Residential Unit:

I / We hereby acknowledge to have received all information related to the project and we have checked and are satisfied with the documents uploaded with the said Authority including the draft of Agreement for Sale and Sale Deed and we accept the terms and conditions mentioned therein.

We have read and understood the above said provisional allotment letter and we hereby accept the provisional allotment of the said residential unit. We hereby accept and acknowledge that we shall get the rights as an allottee under the said Act only upon payment of the said Purchase Consideration and other charge and execution of the sale deed of the unit in our favour.

Thanks and ragrds,

Name and Signature of the Provisional Allottee No. 1

Name and Signature of the Provisional Allottee No. 2

Place :

Date :