

LETTER HEAD OF  
**M/s. ARISTA BUILDCON LLP**

Date : \_\_\_\_\_

**PROVISIONAL ALLOTMENT LETTER**

To

\_\_\_\_\_

**Residential Apartment No.** \_\_\_\_\_ of type (\_\_\_BHK), having carpet area admeasuring \_\_\_\_\_ sq. meters on (i.e. **Built Up Area of** \_\_\_\_\_ sq. meters as per the approved plans) **along with area of exclusive balcony** \_\_\_\_\_ sq. meters & **Kitchen balcony** \_\_\_\_\_ sq. meters on \_\_\_\_\_<sup>nd</sup> floor in the **Block No.** \_\_\_\_\_ of the scheme known as "**EMINENCE 96**" togetherwith the undivided proportionate share \_\_\_\_\_ **Sq. Mtr.** in the land underneath the said Project and togetherwith the permanent usage rights of \_\_\_\_\_ (\_\_\_\_\_) allotted Car Parking (on Ground Level or in the Basement) and also proportionate share in the common amenities and facilities in the said Project, constructed on the Non Agricultural land bearing Amalgamated Final Plot No. 69/1+69/2 [As per Amalgamation and Sub Division Plans approved by Ahmedabad Municipal Corporation dtd.25.12.2021] admeasuring about : 3947 sq. mtrs.[alongwith Common Plot admeasuring : 400 Sq. Mtrs.] (to the benefit of (A) Block No. 464 admeasuring about : 4351 Sq. Mtrs. and (B) Block No. 465 admeasuring about : 2226 Sq. Mtrs.) of Town Planning Scheme No. 53/A (Shilaj-Hebatpur-Thaltej), situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), has been provisionally allotted to you subject to below referred terms and conditions.

The aforesaid land bounded by :

East : Final Plot No.71 (Kameshwar Elegance)  
West : 18 Mtrs. T. P. Road  
North : AMC Under Ground Water Distribution Plant  
South : 18 Mtrs. T. P. Road

The said Property bounded by :

East :  
West :  
North :  
South :

The total cost of the Apartment allotted to you is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only).

The GST charges is applicable for every payment.

**M/s. ARISTA BUILDCON LLP** has got the project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as "the Act", with the Real Estate

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Regulatory Authority at Gandhinagar vide Registered No.\_\_\_\_\_,  
dtd.\_\_\_\_20\_\_;

The Project is a Residential Project comprising Four (04) Buildings (Blocks) i.e. Block “A”, Block “B”, Block “C” and Block “D”. The Project is named as “**EMINENCE 96**”. The said Residential Project is hereinafter referred to as "**the Project**"; The Project details is hereinafter referred below :

|                                                       | Block “A”                                                           | Block “B”                                                           | Block “C”                                                           | Block “D”                                                           |
|-------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|
| 1 <sup>st</sup> Cellar                                | For Parking                                                         |                                                                     |                                                                     |                                                                     |
| 2 <sup>nd</sup> Cellar                                |                                                                     |                                                                     |                                                                     |                                                                     |
| 3 <sup>rd</sup> Cellar                                |                                                                     |                                                                     |                                                                     |                                                                     |
| Ground Floor                                          | Common Amenities                                                    |                                                                     |                                                                     |                                                                     |
| 1 <sup>st</sup> Floor<br>to<br>11 <sup>th</sup> Floor | Each Floor contains<br>Two (02) (4BHK)<br>Residential<br>Apartments | Each Floor contains<br>Two (02) (4BHK)<br>Residential<br>Apartments | Each Floor contains<br>Two (02) (4BHK)<br>Residential<br>Apartments | Each Floor contains<br>Two (02) (4BHK)<br>Residential<br>Apartments |
| 12 <sup>th</sup> Floor<br>+<br>13 <sup>th</sup> Floor | Two (02) (5BHK)<br>Duplex<br>Residential Apartment                  | Two (02) (5BHK)<br>Duplex<br>Residential Apartment                  | Two (02) (5BHK)<br>Duplex<br>Residential Apartment                  | Two (02) (5BHK)<br>Duplex<br>Residential Apartment                  |
| Total                                                 | Total Twenty Four<br>(24) Residential<br>Apartments                 | Total Twenty Four<br>(24) Residential<br>Apartments                 | Total Twenty Four<br>(24) Residential<br>Apartments                 | Total Twenty Four<br>(24) Residential<br>Apartments                 |
| <b>Total : Ninety Six (96) Residential Apartments</b> |                                                                     |                                                                     |                                                                     |                                                                     |

The Open Terrace situated above the Top (13<sup>th</sup>) Floor of all Blocks of ‘the Project’ has been kept as common terrace of all the Apartment Holders of the said Project.

**M/s. ARISTA BUILDCON LLP** shall execute Registered Agreement to Sale in favour of the Allottee upon receipt of 10% of the Basic Cost.

The other charges like Maintenance Deposits, Maintenance Charges, Stamp Duty, Registration Charges, Advocate Fees any other Government levies or any other charges as decided on or before possession, will be recovered from you as and when it will be finalized.

**M/s. ARISTA BUILDCON LLP** shall be entitled to cancel this Allotment as well to forfeit the amounts so paid by you at its sole discretion in case of any breach or non-compliance has been committed by you and not cured even after intimation given by us.

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Ownership rights shall be transferred only upon the execution of full and final Registered Deed of Conveyance / Sale Deed in your favour. Rights under this Allotment Letter are non-transferable without the prior written consent of **M/s. ARISTA BUILDCON LLP**.

For,

**M/s. ARISTA BUILDCON LLP**

**Partner**

I / We admit, accept and acknowledge.

**(Member/s)**