
Vaibhav Laxmi Construction Company Pvt Ltd

Reg. Address : 1752, Padmavati Cement Article, Bareja Cross Road, Bareja
Daskroi, Ahmedabad-380015.

PROVISIONAL ALLOTMENT LETTER

Date:.....

To

(Name).....,

(Address)

.....,

.....,

(Contact Details)

.....,

**Subject : Provisional Allotment of Unit No._____ in the scheme
"VAIBHAVLAXMI PARISAR".**

We, the Promoter herein is absolute owner–occupier and is seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of All those pieces and parcels of Non Agricultural land admeasuring about 1942 Sq. Mtr. Bearing F P No. 228 of Town Planning Scheme No.1, Revenue Survey/Block No.2679(Olc Survey No.1905/1 & 1906/2, Old Block No.1746) admeasuring 3237 sq. mtr. AND Non Agricultural land admeasuring about 1037 Sq. Mtr. Bearing F P No. 229/4 of Town Planning Scheme No.1, Revenue Survey/Block No.2683 (old survey no.1907 & 1908/2, Old Block No.1747 Paiki 1747/4) admeasuring 1772 sq. mtr. situated at Mouje Bareja, Taluka Daskroi, District : Ahmedabad & Registration Sub-District of **Ahmedabad-11 (Aslali)**.

The said project land is bounded as under:

North : Shakti Engineering Works
South : 30 Mtr. TP Road
East : Old Block No.1743 & 1745
West : NH No.8

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We have registered the Project under the provisions of the Real Estate (Regulation and Development) 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, copy of N.A. Use permission, project specifications 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 the Agreement for Sale and subsequent Conveyance Deed to be executed in your favor. By signing this Provisional Allotment Letter you accept all terms and conditions mentioned in the Agreement for Sale and subsequent Conveyance deed and shall not raise any dispute in future.

This has reference to your Booking application with amount of Rs..... date **VAIBHAVLAXMI CONSTRUCTION COMPANY PVT LTD** is pleased to allot you **Unit no.** With Sale Consideration Amount Rs. (Rupees.....) in our Project “**VAIBHAVLAXMI PARISAR**”. This Amount is exclusive of All Govt. Taxes, Duties and maintenance & Legal charges., The details of the said Unit is as under:

Unit No.	Carpet Area Sq. Mtr.	Balcony Area Sq. Mtr.	Wash Area Sq. Mtr.	Built up Area Sq. Mtr.	Proportionate Undivided Land Sq. Mtr.

The said Property/Unit is bounded as under:

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North :

South :

East :

West :

Terms of Provisional Allotment Letter :

- (1) The delivery of possession the said Unit in your favour shall be complete only after you having paid the entire Purchase Consideration along with all other charges and upon receipt of Building Use permission and upon execution and registration of sale deed in your favour.
- (2) After issuance of this Letter, Registered Sale Agreement would be performed once 10% payment is Done.
- (3) If Cancellation is done Before registration of sale agreement than Rs...../- (Rupees Only) or% of booking Amount Whichever is Higher would be charged as Cancellation Fee, If the Cancellation is done after 30 days of receiving this letter. If Cancellation is done before 30 days than no cancellation charge is to be deducted.
- (4) If cancellation is done after Sale Agreement than the cancellation amount would be as per the terms and conditions mentioned in sale agreement.
- (5) In case of any cancellation the Refund would be provided in maximum of 45 working days without any interest or prejudice.
- (6) This Provisional allotment letter is subject to fulfillment of terms and condition which shall prevail over all other terms & conditions given in Brochure, Advertisements, Price Lists & any other sale documents as well as overrides any other previous Communications.

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(7) Allottee 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 Conveyance Deed and we accept the terms and conditions mentioned therein.

(8) Allottee have read and understood the above said Provisional Allotment Letter and we hereby accept the provisional allotment of the said 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 charges and execution of the sale deed of the Unit in our favour.

FOR

VAIBHAVLAXMI CONSTRUCTION COMPANY PVT LTD

Authorized Signatory

Provisional Allottee

Signature