

PROVISIONAL ALLOTMENT LETTER

Ref. No: _____

Date: _____

To,

1) _____ Residing at

2) _____ Residing at

Subject: Provisional Allotment of Apartment / Unit No. _____ in the scheme “AUGUSTA” (“the Project”) located at Tragad, Ahmedabad.

Dear Sir / Madam,

We, the **Promoter** herein are the absolute owner–occupier and are seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of Non-Agricultural use land on the portion of land being Final Plot No. (19, 23/1, 28, 30)/1 + (19, 23/1, 28, 30)/2 under the Preliminary Town Planning Scheme No. 64 [Tragad], allotted in lieu of Block Nos: 76/4/A, 78/1, 83/1 and 83/3, situate, lying and being at Mouje Tragad, Taluka Ghatlodia, District Ahmedabad, and Sub- District Registration at Ahmedabad – 8 [SOLA], the details of which are more particularly mentioned in the schedule hereunder written (hereinafter in this Provisional Allotment letter referred to as the said "**Project Land**") and in the revenue record the said lands stands in the name of the Promoter herein.

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 had approached our organization with an intent to book Apartment / Unit in the Project and in pursuance of your request, you have been provided with the copies of all the title documents related to the Project, namely, Title Certificate, copies of sanctioned plans and development permission issued by the authority, copies of revised plans, 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 the terms and conditions mentioned in the Agreement for Sale and subsequent Conveyance Deed and shall not raise any dispute in future.

You have shown your interest in purchasing an Apartment / Unit No. _____ in our Project “AUGUSTA”. The details of the apartment / unit are as under and more particularly described in the Second Schedule hereunder written:

Particulars	Details
Apartment/ Unit No:	
Area:	_____ sq. mtrs. (equivalent to _____ sq. ft. (Carpet area))
Forming part of Block:	
Floor:	

By this Provisional Allotment Letter, you are hereby provisionally allotted the said Apartment / Unit in “AUGUSTA” for a basic Purchase Consideration of **Rs. _____/- (Rupees _____ Only)**. The Purchase Consideration shall be inclusive of the basic price of the said Apartment / Unit and the proportionate price for the common areas and facilities appurtenant to the said Apartment / Unit and other charges. The details of the carpet area (as per the said Act) of the said Apartment / Unit and other appurtenant areas (meant for exclusive use of the Allottee/s) to the said Apartment / Unit are as follows:

Apartment / Unit No.	Carpet Area (in sq. mtrs.)	Balcony Area (in sq. mtrs.)	Wash Area (in sq. mtrs.)	Exclusive Terrace (in sq. mtrs.)	Total Area (in sq. mtrs.)

Out of the said Purchase Consideration you have paid to us an amount of **Rs. _____/- (Rupees _____ Only)**, being Booking Amount, received as per below table:

Cheque / Payment Date	Bank / Online Transfer Name	Cheque / NEFT / RTGS No.	Amount (in Rs.)
Total Received Amount			

The remaining of the said Purchase Consideration is to be paid by Allottee as per the payment plan chosen

by you herein and annexed herewith vide Annexure A. In addition to the above Purchase Consideration, you shall be liable to pay various other charges as mentioned in the said Payment Plan as described in Annexure A.

Note: - The amounts mentioned in **Annexure A** hereto are indicative. You hereby agree to pay the Promoter any incremental charges over and above the charges indicated in **Annexure A**.

The Promoter shall ensure compliance with the provisions of the prevalent General Development Control Regulations with respect to the parking spaces in the Project.

The Promoter and Allottee hereby jointly acknowledge that the Promoter shall not accept more than 10% (ten percent) of the total consideration towards the Unit without prior execution of the Agreement for Sale between the Promoter and the Allottee. Furthermore, it is expressly agreed between the Promoter and the Allottee that the said Agreement for Sale shall be registered under any law for the time being in force. 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.

Any communication, including notices for intimation for completion of work, demand notices and any other communication pertaining to the said Apartment/ Unit will be forwarded to your E-mail ID as provided by you i.e., _____ and your above-mentioned address. You undertake to intimate us immediately in the event of any change in your E-mail ID and/or address.

It is also important to note that this provisional allotment does not create any right, title or interest in your favour with regard to the said Apartment / Unit. The delivery of actual possession of the said Apartment / Unit in your favour shall be complete only after you have paid the entire Purchase Consideration along with all other charges and upon receipt of Building Use permission and upon execution and registration of Conveyance Deed in your favour.

FIRST SCHEDULE

(Description of the Project Land)

All those pieces and parcels of Non-Agricultural use land admeasuring 3,204 sq. mtrs. out of land admeasuring 3,309 sq. mtrs. being Final Plot No. (19, 23/1, 28, 30)/1 + (19, 23/1, 28, 30)/2 under the Preliminary Town Planning Scheme No. 64 [Tragad], allotted in lieu of Block Nos: 76/4/A, 78/1, 83/1 and 83/3, situate, lying and being at Mouje Tragad, Taluka Ghatlodia – District Ahmedabad, and Sub- District Registration at Ahmedabad – 8 [SOLA].

The Project Land is bounded as under:

On or towards East : Residential development
On or towards West : Tragad FP No. 36/2 (Adjacent Plot)
On or towards North : Tragad FP No. - 120 (Adjacent plot)
On or towards South : 12m wide road

SECOND SCHEDULE

(Description of the Unit)

All that immovable Residential Unit being, Unit No. _____ admeasuring about _____ sq. mtrs. (equivalent to _____ sq. ft.) Carpet Area as per RERA and exclusive balcony having approximate area of _____ sq. mtrs. (equivalent to _____ sq. ft.) and exclusive wash area of _____ sq. mtrs. (equivalent to _____ sq. ft.) and exclusive terrace area of _____ sq. mtrs. (equivalent to _____ sq. ft.) situated on _____ Floor of Tower _____ in “AUGUSTA” project (shown in floor plan annexed herewith as Annexure C highlighted with red color boundary) together with the proportionate undivided share of land in the Project Land of AUGUSTA situate on the Non - Agricultural use land out of the Larger Land being Final Plot No. (19, 23/1, 28, 30)/1 + (19, 23/1, 28, 30)/2 under the Preliminary Town Planning Scheme No. 64 [Tragad], allotted in lieu of Block Nos: 76/4/A, 78/1, 83/1 and 83/3, situate, lying and being at Mouje Tragad, Taluka Ghatlodia – District Ahmedabad, and Sub- District Registration at Ahmedabad – 8 [SOLA], along with right to use Common Areas and Facilities, more particularly described in the Third Schedule hereunder written.

The said Unit is bounded as under:

On or towards East :
On or towards West :
On or towards North :
On or towards South :

Thanks and regards,

For, **ADANI ESTATE MANAGEMENT PRIVATE LIMITED**

Authorized Signatory

Acceptance of allotment of the said Apartment/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 Conveyance 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 Apartment / 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 Conveyance Deed of the Apartment / Unit in our favour.

Thanks and regards,

(Name and Signature of the provisional Allottee No. 1)

(Name and Signature of the provisional Allottee No. 2)

Place:

Date: _____