



RERA REG. NO. :
PROVISIONAL ALLOTMENT LETTER

SHIKHAR

Date: _____

To,

1) _____

Residing at: _____

2) _____

Residing at: _____

Dear Sir/Madam,

**Subject: Provisional Allotment of Unit being Apartment/Shop bearing
No. _____ in the said Project "AADHYA ARAMBH".**

We, the Owner herein is the Promoter and Developer of Non-Agricultural land bearing Final Plot No. 37 admeasuring about 8499 Sq. Meters (Given in lieu of land bearing Block/Survey No. 204/2 paiki 1, 204/2 paiki 2, 205 paiki 1 and 205 paiki 2 admeasuring about 16997 sq.meters) forming part of Draft Town Planning Scheme No. 29 (Gota-Chandlodia-Sola) situate, lying and being at Moje Chandlodia Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola), the details of which are more particularly mentioned in the schedule hereunder written (hereinafter in this Allotment letter collectively referred to as the said "**Project Land**") and in the revenue record the said land stands in the name of the said land Owner, **(1). Sumanbhai Dahyabhai Patel, (2). Anupama Sumanbhai Patel, (3). Shivang Sumanbhai Patel and (4). Dishant Sumanbhai Patel** herein.

We have registered the said 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 Gujarat 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 Sale 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 Sale Deed and shall not raise any dispute in future.

You have shown your interest in purchasing a **Residential/Commercial** unit in our said Project "**AADHYA ARAMBH**". The details of the Unit are as under:

Particulars	Details
Unit No	
Area	_____ (sq. mtrs.) (carpet area)
Floor	
Block No	

By this Provisional Allotment Letter you are hereby provisionally allotted the said **Residential/Commercial** Unit for a basic Purchase Consideration of Rs. _____/- (Rupees _____ only). The Purchase Consideration shall be inclusive of the basic price of the said **Residential/Commercial** Unit and proportionate price for the common areas and facilities appurtenant to the said **Residential/Commercial** Unit. The detail of the carpet area (as per the said Act) of the said Property and other appurtenant areas (meant for exclusive use of the PURCHASER) to the said Property is as follows:

Unit No. Apartment /Shop	Carpet Area (in Sq. meters)	Balcony Area (in Sq. meters) (if applicable)	Wash Area (in Sq. meters) (if applicable)	Exclusive Terrace Area (in Sq. meters) (if applicable)	Total Area (in Sq. meters)	Proportionate Undivided land (in Sq. meter s)

The said **Unit No.**_____ is bounded as under: -

On or towards **EAST** :

On or towards **WEST** :

On or towards **NORTH** :

On or towards **SOUTH** :

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.

Upon payment of 10% of the said Purchase Consideration, We shall execute and register an Agreement for Sale in Your favour.

The remaining amount of the said Purchase Consideration is to be paid in the following installments:

Note: The Balance payment is to be paid as per construction stage which shall be finalized by and between the Parties.

In addition to the above Purchase Consideration you shall be liable to pay:

The other charges like Maintenance Deposit, Maintenance Charges, Electric Charges, GMC charges, Legal Charges, value added Tax, Service Tax, GST, Stamp Duty, Registration Charges, Advocate Fees any other Government levies or any other charges as decide on or before possession, will be recovered from you as and when it will be finalized.

The VENDOR has provided adequate common 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 **Residential/Commercial** unit in your favour shall be complete only after you having paid the entire Purchase Consideration along with all other charges and execution and registration of sale deed in your favour.

The Allottee/s hereby agrees to pay all amounts as per schedule of payment. In case of default of payments after Booking or any other amounts, the Vendor reserves the right to cancel the

Booking. If Allottee wish to cancel this Application then the Vendor shall be entitled to deduct an amount of 10% from the amount paid by us towards administrative charges.

In case the cheque comprising booking amount is dishonoured due to any reason, the Vendor reserves the right to cancel the booking without giving any notice to the Applicant(s). Without prejudice to the right of the Vendor to cancel the Booking/Allotment and the Vendor shall be entitled to deduct an amount of 10% from the amount paid by allottee towards administrative charges.

Schedule of the said Project Land

All that piece or parcel of Non-Agricultural land bearing Final Plot No. 37 admeasuring about 8499 Sq. Meters (Given in lieu of land bearing Block/Survey No. 204/2 paiki 1, 204/2 paiki 2, 205 paiki 1 and 205 paiki 2 admeasuring about 16997 sq.meters) forming part of Draft Town Planning Scheme No. 29 (Gota-Chandlodia-Sola) situate, lying and being at Moje Chandlodia Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola). The said Final Plot land is bounded as under:

The said Project Land is bounded as under:

On or towards

East : 15 meter road

West : land of survey No. 204/1/1 and 204/1/2 paiki

North : Final Plot No 97/1

South : 12 meter road

Thanks and regards,

For, **BALATRIPURA DEVELOPERS**

(Authorised Director/Signatory)

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 **Residential/Commercial** 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: