

DHARTI DEVELOPERS

T.P. 53/B, F.P. 51/1, S.P.02, Beside Heliconia Apartment, Thaltej Shilaj Road,
Thaltej, Ahmedabad

PROVISIONAL ALLOTMENT LETTER

Date:

To,

(1) _____

Residing at _____

(2) _____

Residing at _____

Dear Sir/Madam,

**Sub: Provisional Allotment letter of Flat No.____in the scheme of
Madhuvan-54**

District Ahmedabad Registration Sub-Registration Ahmedabad-9
(Bopal) Taluka Ghatlodiya Moje Shilaj SIM block Number-740 whose
land admeasuring 11736 Square Meters and block Number -741 land
admeasuring 33113 Square Meters , aggregating to the land of 44849
Squ. Mtrs which is included in the T.P. Scheme Number- 53 / B , final
Plot Number- 15 / 1 , 15 / 2 and 15 / 3 aggregating to 6475 Squ.
Mtrs out of which the land with final plot bearing Number 15 / 1 with
multipurpose Non-Agricultural purpose land, that of which is lying

towards Eastern side admeasuring 2875 Squ. Mtrs land which has been approved by the Ahmedabad Municipality Corporation vide its Rajja Chitthi, permission letter No. 01630 / 100419 / A2182 / M1 dated 16/04/2019 , the sub-plot bearing number-2 admeasuring **2864.82** Squ. Mtrs Non- Agricultural land.

We have registered the Project under the provisions of the Real Estate (Regulation and Development. Act, 2006 (hereinafter referred to as the said "Act") and the Gujarat Real Estate (Regulation and Development) (General) Rules 2017 (hereinafter referred to as said "Rules") with the Real Estate Regulatory Authority at Gandhinagar (hereinafter referred to as said "Authority") and the said Authority has Registration Certificate of Project dated_____Bearing reference No._____.

You have been provided with copies 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 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 & 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 Unit in our project "MADHUVAN-54". The details of the Unit are as under:

Particulars	Details
Unit No	
Area	(Sq. Mtr.) (Carpet Area)
Floor	

Four side Flat dimensional details are mentioned underneath as:-

East :

West :

North :

South:

By this Provisional Allotment letter your are hereby provisionally allotted the said residential unit for a basic purchase consideration of Rs. _____/-(Rupees _____ only. The Purchase consideration shall be inclusive of the basic price of the said residential unit and proportionate price for the common areas facilities appurtenant to the said property and other appurtenant areas (mean for executive use of the Purchaser) to the said property is as follows:

Unit No.	Carpet Area Sq.Mtr.	Balcony Area Sq.Mtr.	Wash Area Sq.Mtr.	Exclusive Terrace Area Sq.mtr.	Total Area Sq.Mtr.	Proportionate undivided land sq.mtr.

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 of the said purchase consideration is to be paid in the installments.

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

- i) The maintenance deposit and Annual Maintenance charges as may be decided by the Management.
- ii) Stamp duty, Registration Fees, GST and any other present and future taxes/less levied by the Central Govt, or State Govt, or Local Authority.
- iii) Legal charges being Rs. _____/-(Rupees _____ only)

The Vendor has provided adequate common parking spaces which includes, 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 favor 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 favor.

Schedule of the land

District Ahmedabad Registration Sub-Registration Ahmedabad-9 (Bopal) Taluka Ghatlodiya Moje Shilaj SIM block Number-740 whose land admeasuring 11736 Square Meters and block Number -741 land admeasuring 33113 Square Meters , aggregating to the land of 44849 Squ. Mtrs which is included in the T.P. Scheme Number- 53 / B , final Plot Number- 15/1 , 15/2 and 15/3 aggregating to 6475 Squ. Mtrs out of which the land with final plot bearing Number 15 / 1 with multipurpose Non-Agricultural purpose land, that of which is lying towards Eastern side admeasuring 2875 Squ. Mtrs land which has been approved by the Ahmedabad Municipality Corporation vide its Rajja Chitthi, permission letter No. 01630 / 100419 / A2182 / M1 dated 16/04/2019 , the sub-plot bearing number-2 admeasuring **2864.82** Squ. Mtrs Non- Agricultural land. The said land is bounded as under:

East : Aryan Corporate Park

West : Sub Plot No.01

North : Sandipani Bungalows

South: 12 Mtr. T.P. Road

Thanks and regards,

For, Dharti Developers

Jayantilal B. Savaliya
(Authorised Partner)

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 include 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 charges and execution of the Sale Deed of the Residential Unit in our favor.

Thanks and regards,

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

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

Place :

Date :