

PROVISIONAL ALLOTMENT LETTER

To

Residential Apartment No / Shop 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 Wash Area** _____ **sq. meters** on _____ **Floor** of the scheme known as "**VASHIKAA SHAYPRAM**" togetherwith the undivided proportionate share of _____ **sq. meters** in the land underneath the said Project and also proportionate share in the common amenities and facilities in the said Project, constructed on the Residential cum Commercial Use Non Agricultural land bearing Final Plot No. 220 admeasuring about : 1275 sq. mtrs. (allotted in lieu of land bearing Survey No. 189/2 admeasuring about 2125 Sq. Mtrs. of Town Planning Scheme No. 410 (Zundal-Amiyapur-Sughad), situated, lying and being at Mouje Village Sim of Zundal, Taluka : Gandhinagar, District of Gandhinagar and Sub-District Gandhinagar, has been provisionally allotted to you subject to below referred terms and conditions.

The aforesaid land bounded by :

East : Final Plot No. 221

West : Final Plot No.219/1

North : 12 Mtrs. T. P. Road

South : Final Plot No. 225

The said Property bounded by :

East :

West :

North :

South :

The basic cost of the Apartment / Shop allotted to you is Rs. _____/- (Rupees _____ Only).

M/s. Vashikaa Housing Developers 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 Regulatory Authority at Gandhinagar vide Registered No. **PR/GJ/AHMEDABAD/AHMEDABADCITY/AUDA/_____**, dtd._____;

The Project is a Commercial cum Residential Project consisting of Commercial Units & Residential Apartments comprising in the name of “**VASHIKAA SHAYPRAM**”.

There is appropriate parking facility made with for the all unit holders.

That M/s. Vashikaa Housing Developers shall execute Registered Agreement to Sale in favour of the Allottee upon receipt of 10% of the Basic Cost.

The other charges which are not included in Basic cost given above like Maintenance Contribution, Maintenance Charges, Electricity Charges, Municipal Corporation / Urban Development Authority Charges, Legal Charges, Service Tax / GST, Stamp Duty, Registration Charges, Advocate Fees, Water Connection, Fire, Common Development Charges, Consultancy Charges and 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.

The Allottee agrees confirms that M/s. Vashikaa Housing Developers shall pay only the registration fees to Sabarmati Gas Ltd. for Gas pipeline provided in the said Apartment. All the other charges except for the registration fees for and / or in relation to Sabarmati Gas Ltd. of the said Apartment shall be paid by the Allottee.

It is also confirmed that you are entitled to mortgage your individual Apartment in our scheme " **VASHIKAA SHAYPRAM**" subject to the payment of full and final basic cost along with all the agreed amounts as referred hereinabove to **M/s. Vashikaa Housing Developers**, being completed / made either by you or the financing authority.

M/s. Vashikaa Housing Developers 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.

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. Vashikaa Housing Developers.**

For,
M/s. Vashikaa Housing Developers

Partner

I / We admit, accept and acknowledge.

(Member/s)