

## PROVISIONAL ALLOTMENT LETTER

REF. No: .....

DATE: .....

TO,

.....  
.....  
.....

**SUB:** Provisional allotment of Unit / Office / Showroom No. .... in the scheme named as “INCEPTUM” at Ahmedabad.

Dear Sir / Madam,

1. This has reference to Application Form no. .... dtd. .... to purchase the Unit / Office / Showroom situated on the .....floor of Block No. .... in the scheme named as “**INCEPTUM**” being constructed on N.A. land admeasuring about 4426 Sq. Mtrs. of Final Plot No. 118/2 of Draft T.P.S. No. 51, mouje: Makarba, Taluka: Vejalpur, District: Ahmedabad signed by you.
2. You have paid an application / booking amount of Rs. ....(Rs. .... only) towards the aforesaid property.
3. We are pleased to give you provisional allotment of the Unit / Office / Showroom situated on the ..... floor of Block No. .... as stated in clause 1 above having Carpet area ..... Sq. Meters (Excluding Balcony, Wash and Terrace area as mentioned in Annexure - 1) and Built up area ..... Sq. Meters.
4. This provisional allotment is subject to the fulfilment of terms and condition as per Annexure attached herewith which shall prevail over all other terms &



conditions given in our brochures, advertisement, price lists, booking cum application form & any other sale documents as well as overrides any other previous communication.

5. This allotment letter is being issued to you in duplicate. You are requested to sign on each page of this letter towards your unconditional acceptance of the same and return the duplicate copy to the Promoter.

Welcoming you in our INCEPTUM GROUP FAMILY.

Thanking you and assuring you our best services at all times.

For, **Constera Realty Pvt. Ltd.**

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(Authorized Signatory)  
Encl: Annexure – 1.

### **ANNEXURE**

1. The Promoter firm itself has proposed commercial plans on F.P. 118/2, TP – 51, mouje Makarba, Tal.Vejalpur, Dist.Ahmedabad consisting of Block No. A,& B, commercial units ..... (Unit / Office / Showroom) with a consideration of new GDCR approval by GOG and subsequent plan approval by Ahmedabad Municipal Corporation and the said whole scheme is to be known in the name of **INCEPTUM**.
2. At present development permission is given by AMC i.e. Ahmedabad Municipal Corporation for all total 2 blocks (..... Office units and .....Showroom units) However, if additional FSI in future shall be binding on purchaser and that has been agreed by the purchaser and No separate permission for such additional construction (as per additional FSI) shall be

required to be obtained from the allottees who booked their units prior to such approval.

3. The images and furniture layout shown in the unit plan in the project broacher is for illustrative and general understanding for the purchaser and same shall not be treated as part of the unit i.e. the unit shall be without such furniture and fixtures. The internal dimensions shown in the unit plan are from wall to wall excluding plaster thickness as per Architectural and Structural construction drawings. The balcony and wash area dimensions shown are from external face of wall to external face of balcony / wash area wall.
4. You have checked and verified all the documents related to project like title clearance report of the land, land documents, approved plans, specifications of the building / Unit / Office / Showroom list of common areas and amenities in the project, draft Agreement for Sale, draft Sale Deed while booking the Unit / Office / Showroom any you confirm herewith that you are satisfied with it while signing this allotment letter.
5. The detailed area table of your booked Unit / Office / Showroom shall be as under.

#### DESCRIPTION OF LAND

**A Non-Agricultural land** of allotted Final Plot No.118/2 admeasuring 4426 Sq.Mtr. (Revenue Survey No.710/2, total admeasuring 14670 Sq.Mtr. paiki 6611.44 Sq.Mtr. land of Khata No. ...., (As per Revenue Records 6611 Sq.Mtr.) of Draft **Town Planning Scheme No.51** of Mouje Village **Makarba**, Taluka Vejalpur, in Registration District Ahmedabad and Sub District Ahmedabad-4 (Paldi), **bounded as follows:**

|                          |   |                             |
|--------------------------|---|-----------------------------|
| On or towards East side  | : | 9 Mtr. T.P. Road            |
| On or towards West side  | : | Svy.No.710/1/P, F.P. No.117 |
| On or towards North side | : | 18 Mtr. T.P. Road           |
| On or towards South side | : | Svy.No.711/1/P              |

#### DESCRIPTION OF THE PROJECT LAND

A Non-Agricultural land of Sub Plot No.118/2 having area admeasuring about ..... Sq.Mtr. of T.P. Scheme No.51 of Mouje Village Makarba, Taluka Vejalpur, District Ahmedabad. Registration District Ahmedabad and Sub-District Ahmedabad-4 (Paldi) bounded as follows:



|                          |   |  |
|--------------------------|---|--|
| On or towards East side  | : |  |
| On or towards West side  | : |  |
| On or towards North side | : |  |
| On or towards South side | : |  |

### AREA TABLE

| Sr.No. | Particulars                   | Area (in Sq. Mtr.) |
|--------|-------------------------------|--------------------|
| 1      | Carpet Area                   |                    |
| 2      | Balcony Area                  |                    |
| 3      | Wash Area                     |                    |
| 4      | Exclusive Open Terrace / Area |                    |
| 5      | Built up Area                 |                    |

- **Note :** The Carpet Area calculation is as per RERA definition
6. The detailed cost of your Unit / Office / Showroom shall be as under.

### COST TABLE

| Sr.No. | Particulars                                           | Amount (in Rs.) |
|--------|-------------------------------------------------------|-----------------|
| 1      | Basic Price per Carpet Area including of common areas |                 |
| 2      | Additional Charges                                    |                 |
| 3      | Balcony Area                                          |                 |
| 4      | Wash Area                                             |                 |
| 5      | Exclusive Open Terrace / Area                         |                 |

TOTAL COST/ Consideration (A+B)

**NOTE:** Stamp duty, Registration charges, Service Tax / GST or any other taxes applicable from time to time and imposed by the Government would be payable extra at actual by the purchaser.

7. The allotment of parking shall be made on first cum first serve basis of execution of sale deed. The allotment of parking shall start first from Hollow Plinth, then Basement and then Open parking area and no dispute shall be entertained regarding allotment of the parking and the decision of the Promoter shall be final and binding upon the purchaser / Allottee.

8. In addition to above, you shall pay following amount (Rs. .) at the time of execution of Sale deed and shall abide by the terms and conditions mentioned overleaf.

### OTHER CHARGES TABLE

#### COST TABLE

| Sr.No. | Particulars                                                | Amount (in Rs.) |
|--------|------------------------------------------------------------|-----------------|
| 1      | Interest free Maintenance Deposit                          |                 |
| 2      | Advance maintenance for 2 years (effective from B.U. date) |                 |
| 3      | Legal Charges                                              |                 |
| 4      | Insurance                                                  |                 |
|        | <b>Total</b>                                               |                 |

9. The detailed payment schedule is as under.

### PAYMENT SCHEDULE

| Sr.No. | Particular                                                     | Payment Stage                                                                                                                                            | Amount in Rs. |
|--------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1      | Booking Amount (10% of the total Amount)                       | Token Amount upon confirmation of booking and balance within 10 days.                                                                                    |               |
| 2      | Banakhat Amount (Agreement for Sell) (20% of the total Amount) | Within 30 days of Booking OR upon execution of Agreement for Sale whichever is earlier.                                                                  |               |
| 3      | Balance payment                                                | Equal ..... months EMI from the date of Agreement for Sale OR Own Fund / Loan from any Financial Institutions or Banks as per the stage of construction. |               |
|        |                                                                | <b>Total</b>                                                                                                                                             |               |

10. You shall execute Agreement for Sale on or before  
.....

11. The total construction scheduled period of the whole project / scheme is 28 months (Zero date: 20.09.2019) plus 3 months grace period (to cater any untoward incidents which may occur at project site, labour strikes, short supply of materials, reasons beyond the control of the Promoter, delay in Govt. approvals etc. for reasons not attributed to the Promoter) i.e. total ..... months and after that within 3 months possession shall be given. No Allottee/Purchaser can make any kind of claim on account of reasons of delay within the aforesaid period of ..... months.

12. The possession shall be given to purchasers after completion of all works in all respect and upon certification by Engineer in charge, Architect and Structural consultants of the project and upon submission of an application to authority to obtain completion certificate, as some times delay may occurs in



obtaining completion certificate (Building use) B.U. permission from local authority due to several reasons beyond the control of the Promoter.

**13. CANCELLATION POLICY:**

In any circumstances, if the purchaser do not come to execute Agreement for sale before scheduled date OR it may require to be cancelled on reasons solely attributed to the purchaser OR if the purchaser will not be desired to purchase the booked property or if the purchaser may cause breach of any term of this Provisional Allotment letter, under those circumstances, the Promoter will refund to the purchaser the rest of the credit amount within 45 days of such notice of cancellation after deducting 10% amount towards administrative cost from the total paid up amount by the purchaser on account of the booked Unit / Office / Showroom.

Service Tax / GST or any other taxes applicable at the time of making payment by the purchaser which have been deposited to government account shall also be deducted from the payment made towards the booking of the Unit / Office / Showroom till date. The decision of the Promoter in this regard will be treated as final and the purchaser will have to keep it confirmed.

**14. For any dispute Jurisdiction at RERA Authority / Ahmedabad shall prevail.**

All the terms and conditions mentioned above are understood, agreed and binding to the Purchaser.

Date:

Place: Ahmedabad

.....  
Signature of the Promoter / Vendor

.....  
Signature of the Purchaser / Allottee