

Dated: _____

To
(Name of allottee),
(Address),
(Contact No.)

ALLOTMENT LETTER (PROVISIONAL)

This has reference to your Booking application dated _____, M/s.Aroma Realities Limited is pleased to allot you Flat No. _____ having Carpet Area of _____ square meters + Wash Area of _____ square meters on _____ floor (the four-sides boundaries of the Unit are : at East : _____, at West : _____, at North : _____ and at South _____) of Block- _____ along with _____ square meters of undivided proportionate area in project land and common amenities of Aakruti Status Project (Gujarat RERA Registration Number : _____) proposed to be developed on 2819 square meters of land out of Final Plot No.40/1 (allotted in lieu of lands forming part of Revenue Survey Nos.353 & 1528), Town Planning Scheme No.79 situated at mouje Vatva, Taluka Vatva within the Registration Sub-District Ahmedabad-11 (Aslali) & District Ahmedabad. (The four-sides boundaries of the Project Land are : at East : T.P. Road, at West : Final Plot No.33, at North : Final Plot No.11/2 and at South : T.P. Road and Canal)

This allotment letter is issued subject to the fulfillment of terms and condition as mentioned herein below which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists & any other sale documents as well as overrides any other previous Communication.

PARKING : There is only common parking space in the said Project and no specifically parking space will be allotted to any of the allottee member. If there are any changes in parking space after receiving B.U. Permission then you will be notified for the same.

PROCEDURE

- Basic Sale Consideration payable is Rs. _____ (Rupees _____ only)
- After issuance of this letter, Registered agreement for sale would be performed once 10% payment of sale consideration is made.
- After execution of agreement for sale, a registered sale deed shall be executed and registered upon realization of 100% of payment and/or if the payment is made according to the terms and conditions of the agreement for sale which is made before B.U. permission in such event sale deed will be executed and registered within 30 days from the date of obtaining B.U. Permission.
- 100% of payment shall be completed on or before handing over possession.

POSSESSION : Possession is expected to be handed over on the due date of possession, which would be always upon obtaining Building use permission/occupancy certificate, as mentioned in the Agreement for sale and/or on the date of payment of the entire cost of the FLAT and Facility Charges, Stamp Duty, Registration charges and any other charges as may be intimated by the Company, whichever is later.

Terms, Conditions, governing laws and dispute resolution would be according to the Agreement for Sale and RERA Act, 2016 and RERA, Gujarat General Rules, 2017 and its amendment thereafter.

CANCELLATION: -

In case of cancellation or termination of the Agreement for Sale, this Allotment Letter shall deem to be null and void.

If cancellation is done after 30 days from the date of issuance of this letter and before registration of agreement for sale than 10% (ten) amount of Total Sale Consideration would be charged as cancellation fee. If cancellation is done before 30 days of this letter than no cancellation charge is to be deducted.

If Cancellation is done after execution and registration of Agreement for sale than the cancellation amount would be deducted as per the terms and condition mentioned in agreement for sale.