

LETTER HEAD OF
M/S. RAR PROPERTIES

Date : _____

PROVISIONAL ALLOTMENT LETTER

To

Residential Apartment No. ____/_____ of type (3BHK), having RERA Carpet Area admeasuring _____ sq. meters, (i.e. **Built Up Area of _____ sq. meters** as per the approved plans) **along with area of exclusive balcony _____ sq. meters & Wash Area _____ sq. meters** on ____ Floor in the **Block “____”** of the scheme known as **"PARKVIEW KADAMB"** along-with the undivided proportionate share of _____ sq. mtrs. in the land underneath the said Project and together-with the permanent usage rights of _____ (_____) allotted Car Parking (on Ground Level or in the Basement) and together-with proportionate share in the common amenities and facilities in the said Project, constructed on the Non Agriculture land bearing Sub Plot No. 2 admeasuring : 5435 Sq. Mtrs. of Final Plot No. 88/3 [as per the Sub Division Plan approved by Ahmedabad Urban Development Authority] [entitled in lieu of Block No.18/B/2/002 admeasuring about : 9059 sq. after KJP Durasti] of Town Planning Scheme No. 61 (Khoraj-Khodiya) situate, or thereabouts, situated, lying and being at Mouje Village Sim of Khodiya, Taluka : Daskroi, District of Ahmedabad and Sub-District Ahmedabad-8 (Sola), has been provisionally allotted to you subject to below referred terms and conditions.

The aforesaid land bound by :

East :

West :

North :

South :

The said Property bound by :

East :

West :

North :

South :

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

M/s. RAR PROPERTIES 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. _____, dtd. _____.____20____;

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The Project is a Commercial cum Residential Project comprising of Four (04) Buildings (Blocks) i.e. Block “A”, Block “B” (Block “A” & Block “B” connected with each other), Block “C”, Block “D” (Block “C” & Block “D” connected with each other), out of which **(1) Block “A” & Block “B” consisting of Single Basement (for parking) & Thirteen (13) Commercial Shops on Ground Floor and Hollow Plinth i.e. Backside of Ground Floor Shop (for parking), One Hundred (100) Residential Apartments (each floor of Block “A” & Block “B” contains Four (3BHK) Residential Apartments from the 1st Floor to the 12th Floor and Two (3BHK) Residential Apartments on the 13th Floor) and (2) Block “C” & Block “D” consisting of Single Basement and Ground Floor (for parking), Seventy Eight (78) Residential Apartments (each Floor of Block “C” contains Two (3BHK) Residential Apartments from the 1st Floor to the 14th Floor & each floor of Block “D” contains Four (3 BHK) Residential Apartments from the 1st Floor to the 12th Floor and contains Two (3BHK) Residential Apartments on the 13th Floor).** The Project is named as **“PARKVIEW KADAMB”**.

That the Independent Permanent Usage Rights of the Open Terraces connected the Apartment No. A-101, A-102, A-103, A-104, A-1301 (as per approved plan Apartment No.A-1302), A-1302 (as per approved plan Apartment No.A-1303), B-101, B-102, B-103, B-104, B-1301 (as per approved plan Apartment No.B-1302), B-1302 (as per approved plan Apartment No.B-1303), C-101, C-102, D-101, D-102, D-103, D-104, D-1301 (as per approved plan Apartment No.D-1302), and D-1302 (as per approved plan Apartment No.D-1303) of ‘the Project’ has been given to the Allottee of the Apartment No. A-101, A-102, A-103, A-104, A-1301 (as per approved plan Apartment No.A-1302), A-1302 (as per approved plan Apartment No.A-1303), B-101, B-102, B-103, B-104, B-1301 (as per approved plan Apartment No.B-1302), B-1302 (as per approved plan Apartment No.B-1303), C-101, C-102, D-101, D-102, D-103, D-104, D-1301 (as per approved plan Apartment No.D-1302), and D-1302 (as per approved plan Apartment No.D-1303) respectively. This Open Terraces mentioned hereinabove shall exclusively be for the Independent permanent usage of the Allottee of the Apartment No. A-101, A-102, A-103, A-104, A-1301 (as per approved plan Apartment No.A-1302), A-1302 (as per approved plan Apartment No.A-1303), B-101, B-102, B-103, B-104, B-1301 (as per approved plan Apartment No.B-1302), B-1302 (as per approved plan Apartment No.B-1303), C-101, C-102, D-101, D-102, D-103, D-104, D-1301 (as per approved plan Apartment No.D-1302), and D-1302 (as per approved plan Apartment No.D-1303) only.

The Open Terraces situated above the Top (13th) Floor of Block “A”, Block “B” & Block “D” and the Top (14th) Floor of Block “C” of ‘the Project’ have been kept as common terrace of all the Apartment Holders of the said Project.

M/S. RAR PROPERTIES shall execute Registered Agreement for Sale in favour of the Allottee upon receipt of 10% of the Basic Cost.

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The other charges like Maintenance Deposits, Maintenance Charges, Electricity Charges, AUDA Charges, Legal Charges, Service Tax / GST, Stamp Duty, Registration Charges, Advocate Fees 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.

M/S. RAR PROPERTIES 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. RAR PROPERTIES**.

For,

M/S. RAR PROPERTIES

Partner

I / We admit, accept and acknowledge.

(Member/s)