

# **UNITED BUILDCON**

To

Name:

Address:

Contact Details:

## **SUB- PROVISIONAL ALLOTMENT LETTER**

**UNITED BUILDCON** is pleased Allot you Unit No: \_\_\_\_\_, Block No. \_\_\_\_\_ in “**SERENE SPARKLES**” a Project of Multipurpose Use.

The project “**SERENE SPARKLES**” is registered with the RERA Authority, Gandhinagar and having RERA Registration Number- \_\_\_\_\_.

### **The Description of Project Land is as below:**

All that piece and parcel of Non-Agricultural land for multipurpose admeasuring 6859 sq.mts. of Final Plot No.34 [land admeasuring 11432 sq. mts. of Block No.559] of Town Planning Scheme No.3 [Ghuma] situate, lying and being at Mouje Ghuma, Taluka Dascroi in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 [Bopal]

### **Unit Description is as below:**

<b>Sr. No.</b>	<b>PARTICULARS</b>	<b>AREA (in Sq.Mtrs.)</b>
1.	Carpet Area	
2.	Wash Area	
3.	Balcony Area	
4.	Open Terrace Area	
<b>TOTALLY ADMEASURING AREA</b>		

### **The Direction of the Unit is as below:**

East -

West -

North -

South -

### **General Covenants**

- The images and furniture layout is shown in the unit plan in the project brochure illustrative purpose and a 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 dimensions shown are from the external face of the wall to the external face of the balcony wall.
- 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 apartment/flat and shop/office, list of common areas and amenities in the project while booking the Unit and you confirm herewith that you are satisfied with it while signing this allotment letter

### **Sale Consideration**

The Sale Consideration Amount for the said Unit is Rs.\_\_\_\_\_/- (Rupees \_\_\_\_ Only) This price excludes GST, Lump Sum Maintenance Deposit, Recurring Maintenance Charges, Stamp Duty & Registration Charges, Legal Expenses, Development Charges and Other Misc. Expenses if imposed by the competent authority on the said Land, shall also be separately and proportionately payable by the Purchaser.

### **Procedure**

After issuance of this letter, Registered Sale Agreement shall be executed on payment of installment as per payment schedule.

### **Payment Schedule:**

<b>Sr. No.</b>	<b>Particular</b>	<b>Payment stage</b>	<b>Amount in Rs.</b>
<b>1</b>	Booking Amount (10% of the total Amount)	Token amount upon confirmation of booking and balance within 10 days.	
<b>2</b>	Agreement for Sale Amount (30% of the total Amount)	Upon execution of Agreement for Sale.	
<b>3</b>	Balance payment	Balance Consideration to be paid as per conditions of Agreement for Sale.	
<b>TOTAL</b>			

*(Note- The abovementioned schedule is only a model form of schedule, which may be modified and adapted in each case having regard to the facts, circumstances and terms of booking agreed between the Promoter and Allottee.)*

### **Possession**

The possession of the said Unit shall be provided to the Purchaser on the execution of the Sale Deed, receiving payment of the total consideration amount and after obtaining Building Use Permission.

### **Cancellation Policy:**

In any circumstance, if the Purchaser does not co-operate in the execution of Agreement for Sale on the scheduled date OR if this booking/allotment is cancelled on reasons solely attributed to the Purchaser OR if the Purchaser does not desire to purchase the booked property OR if the Purchaser causes a breach of any term of this Provisional Allotment letter, under those circumstances, the booking amount i.e. 10% of total consideration shall be forfeited as an administrative cost.

### **Dispute Resolution:**

Any dispute between parties shall be settled amicably. If such dispute cannot be settled within 30 (*Thirty*) days by mutual discussion, then the Parties shall first refer the dispute to arbitration under the provisions of Arbitration and Conciliation Act, 1996 as statutorily amended from time to time by appointment of Sole Arbitrator mutually appointed by the Parties.

In case of failure to settle the dispute amicably or through Arbitration, it shall be referred to the competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

Date :

Place : Ahmedabad

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**UNITED BUILDCON**

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**Signature of the Purchaser**