

Provisional Allotment Letter

Date:

To,
(Name of Allottee: _____)
Address _____.

Dear Sir/Mam,

1. Upon your request via Booking Form no.____dated _____, we, M/s. KAAVYARATNA INFRA LLP hereby provisionally allot you Residential Unit no. _____, more particularly as stated in Schedule hereinbelow, in our proposed Residential cum Commercial Scheme known as "REVA", along with leasehold rights of proportionate undivided share in the land, being part of Block No.46 (Building Footprint 46B and 46C) in Zone -04, Gift City, Gandhinagar , Gujarat, situate, lying and being on Non SEZ area of GIFT City, forming part of the land bearing Survey no. 500 (old Survey No. 262/1) situate, lying and being at Village Ratanpur, Taluka & District Gandhinagar, Gujarat proposed to be developed by M/S. KAAVYARATNA INFRA LLP. (Hereinafter referred to as "Promoter"). The project "REVA" is registered with Real Estate Regulatory Authority, Gujarat vide Registration No. _____ on _____.
2. You have agreed to sign and execute, as and when required, the Agreements, containing detailed terms and/or such other conditions of allotment and other related documents as prescribed in our standard formats and this Provisional Allotment is subjected to observing rules and regulations as framed from time to time, adhering to all the terms and conditions and fulfilling all the obligations as stated in Booking form, Agreement to Transfer, Deed of Transfer and all other ancillary deeds and documents. It is specifically understood by you that the Promoter may incorporate additional terms and conditions in the Agreement over and above the terms and conditions of provisional allotment. For your perusal, all drafts having detailed terms and conditions are available on RERA registration no. _____ at RERA website.
3. You acknowledge that subject to occurrence of force majeure events, the total construction scheduled time period for completion of entire project is ending on _____.
4. You also acknowledge that the expression 'Allotment' wherever used herein shall always mean provisional allotment and will remain so, till such time a formal Deed of Transfer is executed in your favour and the Provisional Allotment does not create your right or interest, whatsoever or howsoever in the said Unit and further that such Provisional allotment may be withdrawn in event of any default or delay by Allottee.



KAAVYARATNA INFRA LLP

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5. DETAILS OF UNIT BOOKED

TYPE	WING	FLOOR	UNIT No.	CARPET AREA (Sq.Mtr.)

6. The detailed cost of your flat/unit shall be as under.

COST TABLE

Sr. No.	PARTICULARS	AMOUNT (in Rs.)
A	Basic Price per Carpet area incl. of common areas	
B	Additional Charges	
1.	Balcony area	
2.	Wash area	
3.	Exclusive Open terrace	
	TOTAL COST Consideration (A+B)	

NOTE: Stamp duty, Registration charges, GST or any other taxes applicable from time to time and imposed by the Government and separate charges being taken by GIFT Authority would be payable extra at actual by the Applicant.

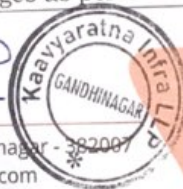
7. In addition to above, you shall pay following amount (in Rs. Ps.) at the time of execution of Sale Deed.

OTHER CHARGES 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	At Actual
4.	Insurance	At Actual
5.	Society Registration charges	At Actual
6.	CLM Charges of GIFTCL	At Actual
7.	Lease Rent of GIFTCL	At Actual
8.	Land premium charges as per GOG	At Actual

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8. You also acknowledge that Agreement to Transfer shall be the executed within 30 days from the date of this Provisional Allotment Letter on or before _____.
9. If the Allottee(s) cancels the transaction at any stage, the Applicant(s) agrees that the Promoter shall be entitled to forfeit as well as recover the 15% of the total consideration as administrative cost and refund the balance amount, if any, only after re-allotment of the Unit to any prospective Allottee without liability towards costs/ damage/interest etc. and upon such cancellation the applicant(s) shall not have any right, title and / or interest in the said allotted Unit and/ or any claim dispute against the Promoter.

SCHEDULE

All that residential premises being apartment/unit no. _____ situated on _____ Floor in block A+B admeasuring _____ square meters of Carpet Area with undivided proportionate land share in leasehold rights of _____ sq.mtr.(which cannot be transfer separately at any time) in Scheme "REVA" being constructed on piece and parcel of land admeasuring 5722 square meters (basement extent) and land admeasuring 1616 square meters at below grade level beyond the basement extent on Non SEZ area of GIFT City, forming part of the land bearing Survey no. 500 (old Survey No. 262/1) situate, lying and being at Village Ratanpur, Taluka & District Gandhinagar, Gujarat and being part of Block no.46 (Building Footprint 46B and 46C in Zone -04, Gift City, Gandhinagar, Gujarat and is bounded with:

On or towards East:

On or towards West:

On or towards North:

On or towards South:

Thanking you,

M/s. KAAVYARATNA INFRA LLP



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