

PROVISIONAL ALLOTMENT LETTER

Date: _____

To,

1) _____

Residing at: _____

2) _____

Residing at: _____

Dear Sir/Madam,

Subject: Provisional Allotment of Apartment/Shop bearing No. _____ in
the scheme "SHELADIA LUXURIA".

We, the VENDOR herein is absolute owner-occupier and is seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of Non Agricultural Land bearing Final Plot No. 50/3 admeasuring about 5017 sq. mtrs. (given in lieu of Block No 318/4) forming part of Draft Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand in the Registration District of Ahmedabad and Sub District of Sanand, the details of which are more particularly mentioned in the schedule hereunder written (hereinafter in this Allotment letter collectively referred to as the said "Project Land") and in the revenue record the said land stands in the name of the VENDOR herein.

We have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said "Act") and the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 (hereinafter referred to as the said "Rules") with the Real Estate Regulatory Authority at Gandhinagar (hereinafter referred to as the said "Authority") and the said Authority has issued a Registration Certificate of Project dated _____ bearing reference no. _____.

You have been provided with copies of all the title documents relating to the entire Project, Title Certificate, copies of sanctioned plans and development permission issued

by the authority, copies of revised plans, copy of N.A. Use permission, project specifications and such other documents as are specified under the said Act. You have also verified the documents filed/uploaded by us with the said Authority and are satisfied with the same. You have also read the uploaded drafts of the Agreement for Sale and subsequent Sale Deed to be executed in your favor. By signing this Provisional Allotment Letter you accept all terms and conditions mentioned in the Agreement for Sale and subsequent Sale Deed and shall not raise any dispute in future.

You have shown your interest in purchasing a Residential/Commercial unit in our Project "SHELADIA LUXURIA". The details of the Unit are as under:

Particulars	Details
Unit No	
Area	_____ (sq. mtrs.) (carpet area)
Floor	

By this Provisional Allotment Letter you are hereby provisionally allotted the said Residential/Commercial Unit for a basic Purchase Consideration of Rs. _____/- (Rupees _____ only). The Purchase Consideration shall be inclusive of the basic price of the said Residential/Commercial Unit and proportionate price for the common areas and facilities appurtenant to the said Residential/Commercial Unit. The detail of the carpet area (as per the said Act) of the said Property and other appurtenant areas (meant for exclusive use of the PURCHASER) to the said Property is as follows:

Unit No	Carpet Area Sq mtr	Balcony Area Sq mtr	Wash Area Sq mtr	Total Area Sq. mtr	Proportionate Undivided land Sq. mtr

The said Flat No. _____ is bounded as under: -

On or towards EAST :
 On or towards WEST :
 On or towards NORTH :
 On or towards SOUTH :

Out of the said Purchase Consideration you have paid to us an amount of Rs. _____/- (Rupees _____ only), being Booking Amount, vide cheque bearing no. _____ dated _____ drawn on _____ Bank, _____ Branch.

The remaining amount of the said Purchase Consideration is to be paid in the following instalments:

Note: The Balance payment is to be paid as per construction stage which shall be finalized by and between the Parties

In addition to the above Purchase Consideration you shall be liable to pay:

- (i) the Maintenance deposit and Annual Maintenance charges as may be decided by the Management
- (ii) Stamp Duty, Registration Fees, GST and any other present and future taxes/cess levied by the Central Govt. or State Govt. or Local Authority;
- (iii) Legal Charges being Rs. _____/- (Rupees _____ only).

The VENDOR has provided adequate common parking spaces in the said Project as per the provisions of the prevalent General Development Control Regulations.

On receipt of 10% amount of total consideration Agreement for sale will be executed and once the Agreement for Sale is executed and registered between the Parties then the terms and conditions mentioned therein shall supersede the terms and conditions mentioned herein.

The allotment of the said Residential/Commercial unit in your favour shall be complete only after you having paid the entire Purchase Consideration along with all other charges and execution and registration of sale deed in your favour.

Schedule of the Land

All those pieces or parcels of Non Agricultural Land bearing Final Plot No. 50/3 admeasuring about 5017 sq. mtrs. (given in lieu of Block No 318/4) forming part of Draft Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand in the Registration District of Ahmedabad and Sub District of Sanand. The said land is bounded as under:

East : 12 Mtr TP Road and Final Plot No.169/1 & 49
West : Final Plot No.50/2
North : 18 Mtr TP Road
South : Final Plot No.169/2 (Garden)

Thanks and regards,

For, "M/s. SHELADIA BUILDSPACE LLP"

(Authorised Signatory)

We hereby accept and acknowledge that we shall get the rights as an Allottee under the said Act only upon payment of the said Purchase Consideration and other charges and execution of the sale deed of the Residential/Commercial Unit in our favour.

Thanks and regards,

(Name and Signature of the provisional Allottee No. 1) _____

(Name and Signature of the provisional Allottee No. 2) _____

Place:

Date:

