

NILKANTH VARNI INFRASPACE LLP

1,2, SUMANGALAM COMPLEX, NR. STATE BANK OF INDIA, OPP. JAY

JALARAM SOCIETY, NAVA VADAJ, AHMEDABAD-380013

PROVISIONAL ALLOTMENT LETTER

Date

To,

1. _____

Residing at

2. _____

Residing at

Dear Sir/ Madam

**Subject : Provisional Allotment of Flat no-_____ in the Scheme of
Nilkanth Homes**

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 Agriculture land bearing Final Plot no-79 admeasuring-2437 sq.mtr. (given in lieu of total land of Revenue Survey no-265 admeasuring 0-39-46 with Pot Kharaba 0-01-01 sq.mtr. total 0-40-47 sq.mtr.) forming part of Town Planning Scheme no-45 situate, lying and being at Moje-Chandlodia, Taluka Sabarmati, (Old Taluka City West) District Ahmedabad, in the Registration Sub-district Ahmedabad-8 (Sola), the details of which are more particularly mentioned in the schedule hereunder written (hereinafter in this

Sale Deed Collectively referred to as the said "Project Land") and in the revenue record the said lands stands in the name of the VENDOR herein.

We have registered the project under the provisions of the Real Estate (Regulation and Development) Act, 2006 (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 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 upoloading 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 unit in our Project "Nilkanth Homes". The details of the Unit are as under

Particulars	Details
Unit No.	
Area	_____ (Sq.mtr.)(Carpet Area)
Block No.	
Floor	

By this Provisional Allotment Letter you are hereby provisionally allotted the said residential Unit for a basic * Purchase Consideration of Rs. _____/-Rupees _____ Only. The Purchase consideration shall be inclusive of the basic price of the said residential Unit and proportionate price for the common areas and facilities appurtenant to the said residential 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.	Exclusive Terrace Area Sq.mtr.	Total Area Sq.mtr.	Proportionate undivided Land Sq.mtr.

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 90% of the said purchase Consideration is to be paid in the following installments.

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 which includes one basement, Hollow Plinth for parking spaces in the said Project as per the provisions of the prevalent General Development Control Regulations.

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 Apartment in your favor 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 favor.

Schedule of the land

All those pieces or parcels of Non-Agricultural land bearing Final Plot no-79 admeasuring-2437 sq.mtr. (given in lieu of total land of Revenue Survey no-265 admeasuring 0-39-46 with Pot Kharaba 0-01-01 sq.mtr. total 0-40-47 sq.mtr.) forming part of Town Planning Scheme no-45 situate, lying and being at Moje-Chandlodia, Taluka Sabarmati, (Old Taluka City West) District Ahmedabad, in the Registration Sub-district Ahmedabad-8 (Sola) The said land is bounded as under

East

West

North

South

Thanks and Regards

For, M/s. Nilkanthvarni Infraspac LLP

(Designated Partner)

Acceptance of allotment of the said Residential Unit:

I/We hereby acknowledge to have received all information related to the Project and we have checked and are satisfied with the documents uploaded with the said Authority including the draft of Agreement for Sale and Sale Deed and we accept the terms and conditions mentioned therein.

We have read and understood the above said Provisional Allotment Letter and we hereby accept the provisional allotment of the said residential Unit. 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 Unit in our favor.

Thanks and regards.

(Name and Signature of the Provisional Allottee No-1)

(Name and Signature of the Provisional Allottee No-2)

Place :

Date :