

MUKESHKUMAR NIRANJANBHAI BAROT

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PROVISIONAL ALLOTMENT LETTER

(Draft copy)

REF. No:

DATE:

TO,

.....

.....

.....

SUB: Provisional allotment of Plot NO. in the scheme named as "ELITE HOMES"
at Mehsana.

RERA REGISTRATION DETAILS:

Dear Sir / Madam

1. This has reference to Booking cum Application Form no. dtd. to purchase the Unit / Flat / Apartment OR Shop No. situated on the floor of Block No. in the scheme named as "ELITE HOMES" being constructed on residential N.A. land of old tenure admeasuring about 7024 Sq. Mtrs. of Final Plot No. 2794 of Draft T.P.S. No. ____ (____) moje: RMEhsana, Taluka& District – Mehsana signed by you.
2. You have paid an application / booking amount of Rs.(Amount in words: only) towards the aforesaid property.
3. We are pleased to give you provisional allotment of the Unit / Flat / Apartment OR Shop No. situated on the floor of Block No. as stated in clause 1 above having Carpet area Sq. Meters (Excluding Balcony, Wash and Terrace area as mentioned in Annexure - 1) and Built up area Sq.Meters.

4. This provisional allotment is subject to the fulfillment of terms and condition as per agreement to sale herewith which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists, booking cum application form & any other sale documents as well as overrides any other previous communication.
5. This allotment letter is being issued to you in duplicate. You are requested to sign on each page of this letter towards your unconditional acceptance of the same and return the duplicate copy to the Promoter.
6. We hereby confirm that we shall execute registered agreement for sale on receipt of 10% amount of basic consideration from the allottee as per section 13 of the Real Estate (Regulation and Development Act), 2016.

Welcoming you in our family.

Thanking you and assuring you our best services at all times.

For, Mukesh Kumar Niranjani Barot

(Authorized
Signatory) Encl:

Annexure – 1.

ANNEXURE – 1

1. The Promoter firm itself has proposed residential and commercial plans on _____ consisting of Elite Homes 45 residential units plan approval by Mehsana Nagarpalika and the said whole scheme is to be known in the name of Elites Homes
2. At present development permission is given by Mehsana Nagarpalika for all total 45 residential units
3. The images and furniture layout shown in the unit plan in the project broacher is for illustrative and 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 and wash area dimensions shown are from external face of wall to external face of balcony / wash area wall.
4. 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, list of common areas and amenities in the project, draft Agreement for Sale, draft Sale Deed while booking the flat / shop any you confirm herewith that you are satisfied with it while signing this allotment letter.

5. The detailed area table of your booked flat / shop shall be asunder.

AREA TABLE

Sr. No.	PARTICULARS	AREA (in Sq. Mtrs.)
1.	Carpet Area	
2.	Balcony Area	
3.	Wash Area	
4.	Exclusive Open Terrace	
5.	Built up Area	

NOTE: The Carpet area calculation is as per RERA definition.

6. The detailed cost of your flat / shop shall be asunder.

COST TABLE

Sr. No.	PARTICULARS	AMOUNT (inRs.)
A	Basic Price per Carpet area including 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, Service Tax / GST or any other taxes applicable from time to time and imposed by the Government would be payable extra at actual by the purchaser.

7. The allotment of parking shall be made on first cum first basis of execution of sale deed. The allotment of parking shall start first from Hollow Plinth, than Basement and than Open parking area and no dispute shall be entertained regarding allotment of the parking and the decision of the Promoter shall be final and binding upon the purchaser.

8. In addition to above, you shall pay following amount (in Rs.Ps.) at the time of execution of Sale deed and shall abide by the terms and conditions mentioned overleaf.

OTHER CHARGES TABLE

Sr. No.	PARTICULARS	AMOUNT (inRs.)
1.	Interest Free Maintenance Deposit	
2.	Advance maintenance for 2 years (effective from B.U. date)	
3.	Legal Charges	
4.	Insurance	

9. The detailed payment schedule is as under.

PAYMENT SCHEDULE

The Allottee has paid on or before execution of this agreement a sum of Rs (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. (Rupees) in the following manner :-

- Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- Amount of Rs...../-(.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- Amount of Rs...../-(.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving

of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate

NOTE: Incase of subvention scheme of any bank is availed by the Purchaser, the interest payment for the loan amount shall be paid by the Promoter.

10. You shall execute Agreement for Sale on or before 31-07-2024

11. The total construction scheduled period of the whole project / scheme is 36 months (Zero date: 16/07/2021) plus 3 months grace period (to cater any untoward incidents which may occur at project site, labour strikes, short supply of materials, reasons beyond the control of the vendor, delay in Govt. approvals etc. for reasons not attributed to the Vendor) i.e. total 36 months and after that within 3 months possession shall be given. No purchaser can make any kind of claim on account of reasons of delay within the aforesaid period of 36 months.

12. The possession shall be given to customers after completion of all works in all respect and upon certification by Engineer in charge, Architect and Structural consultants of the project and upon submission of an application to authority to obtain completion certificate, as some times delay may occurs in obtaining completion certificate (Build to use) from local authority due to several reasons beyond the control of the Vendor.

13. CANCELLATION POLICY:

In any circumstances, if the purchaser do not come to execute Agreement for sale before scheduled date OR it may require to be cancelled on reasons solely attributed to the purchaser OR if the purchaser will not be desired to purchase the booked property or if the purchaser may cause breach of any term of this Provisional Allotment letter, under those circumstances, the developer will refund to the purchaser the rest of the credit amount within 45 days of such notice of cancellation after deducting 10% amount towards administrative cost from the total paid up amount by the purchaser on account of the booked flat /unit.

Service Tax / GST or any other taxes applicable at the time of making payment by the purchaser which have been deposited to government account shall also be deducted

from the payment made towards the booking of the unit till date. The decision of the Promoter in this regard will be treated as final and the purchaser will have to keep it confirmed.

14. For any dispute RERA Authority / Gandhinagar court of jurisdiction shall prevail.

Chaturseema of SHIV GANGA SKY
North: Revenue Block/ Survey No. 69/1 and Road
East: Revenue Block/ Survey No. 57 and 59
West: Revenue Block/ Survey No. 962, 963 and 63
South: Revenue Block/ Survey No. 56

Chaturseema of Residential/Shop No.....
North:
East:
West:
South:

All the terms and conditions mentioned above are understood, agreed and binding to you.

Date:

Place: Mehsana

Signature of the Promoter/Vendor

Signature of the Purchaser /Allottee