



॥ શ્રી ગણેશાય નમઃ ॥

નિલકંઠ બિલ્ડર્સ

ભક્તિકુંજ હેરીટેજ, કાનબા હોસ્પિટલ સામે, કિશ એકઝોટીકાની બાજુમાં, નિકોલ, અમદાવાદ-૩૮૨૩૫૦

રેફ. નં.

તારીખ :

Dated: _____

To

(Name) _____,

(Address) _____,

_____,

(Contact Details) _____,

Sub.: PROVISIONAL ALLOTMENT LETTER

This has reference to your Booking application dated _____ M/s Nilkanth Builders is pleased to allot you Flats _____ in Block No. _____ having _____ sq. mtr. Carpet Area along with _____ undivided proportionate area in land and common amenities of “Bhaktikunj heritage” Project (Gujarat RERA Registration Number: _____) situated at ,FP 43/3 ,R.S.no 122/3, TPS 119(Nikol) ,Plot Area 3642 ,Moje – Nikol ,Tal – Asarwa ,Dist- Ahmedabad PIN 382350 demarcated by its boundaries 18 mtr road to the North Fp 40 to the South Fp 41/2 to the East S.f.c & 18 mtr road to the West AND flats demarcated boundaries _____ to the North _____ to the South _____ to the East _____ to the West This provisional allotment is subject to the fulfillment of terms and condition as detailed below which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists & any other sale documents as well as overrides any other previous Communication.

The Total Consideration Amount decided for the said unit is - _____ Rs/-. This Amount is exclusive of All Govt. Taxes, Duties and maintenance & Legal charges

PARKING: With this allotment letter you are also hereby allotted car parking no: _____

If there is any change in Parking No's after receiving B.U. Permission, then you will be notified with new parking no.

PROCEDURE

- After issuance of this letter, Registered sale agreement would be performed once 10% payment is done.
- After sale agreement is performed, registered sale deed would be performed on realization of _____% of payment, or if the payment is done according to the terms dictated in sale agreement which is made before B.U. permission than sale deed will be performed within 15 days of receiving B.U. Permission.
- _____% of payment to me made at time of possession agreement / Taking Possession.

POSSESSION OF THE FLATS: Possession is expected to be handed over on the due date of possession (Which would always be after receiving Building use permission/occupancy certificate) as mentioned in the Sale Agreement done according to RERA Act 2016 **or** on the date of payment of the entire cost of the FLATS and Facility Charges, Registration charges and any other charges as may be intimated by the Company, whichever is later.

Note: Terms, Conditions, governing laws and dispute resolution would be according to the RERA ACT 2016 and RERA Gujarat General Rules 2017 and its amendment thereafter.

CANCELLATION TERM: -

In case of cancellation or termination of the aforesaid Agreement for Sale, this Allotment Letter shall deem to be null and void.

If Cancellation is done Before registration of sale agreement than _____ Rs would be charged as cancellation fee if the cancellation is done after 30 days after receiving this letter. If cancellation is done before 30 days than no cancellation charge is to be deducted

If Cancellation is done after registration of Sale agreement than the cancellation amount would be as per the terms and condition mentioned in sale agreement.

In case of any cancellation the refund would be provided in maximum of 45 working days without any interest or prejudice.

FOR

M/S Nilkanth Builders

Authorized Signatory