

To.
Name
Address
Contact Details.

Sub- Provisional Allotment Letter

This has reference to your booking application dated _____ **Anjaney Developers** is pleased to allot you Unit No. _____ having Carpet Area _____ sq.mtr, Balcony _____ sq.mtr, parking area _____ sq.mtr, along with _____ undivided proportionate area in land and common amenities.

The project "**The Ridge**" is registered with the RERA authority under registration number (_____) Dated: _____

The Description of Project Land is as below:

Non-Agricultural lands for Commercial Purpose situate, lying and being at Mouje Jodhpur Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District Ahmedabad-4 (Paldi) bearing [1] Survey No.333, part ([Vejalpur] Survey No.1006/part) admeasuring about 2520 sq. mts. included in Town Planning Scheme No.51 [Bodakdev-Makarba-Vejalpur], given Final Plot No.8 admeasuring 1586 sq. mts. [2] Survey No.336/2, part, [336/2/1] (Vejalpur Survey No.1009/2, part) admeasuring about 1475 sq. mts., included in Town Planning Scheme No.51 [Bodakdev-Makarba-Vejalpur], given Final Plot No.13/1 admeasuring 925 sq. mts. and [3] Survey No.334 part admeasuring 431 sq. mts. included in Town Planning Scheme No.51 [Bodakdev-Makarba-Vejalpur], given Final Plot No.9 admeasuring 284 sq. mts. totally admeasuring 2795 sq. mts. together referred to as the "Project Land".

The Direction of the Unit is as below:

Towards East -

Towards West -

Towards North -

Towards South -

The Total consideration amount decided for the said unit is Rs._____-/- [Rupees _____Only] This amount is exclusive of all Govt. Taxes, Duties and maintenance and Legal Charges.

Procedure

- After issuance of this letter, Registered Sale agreement would be performed once 10% payment is done.

ANNEXURE-1

1. The Promoter has proposed commercial scheme on Non-Agricultural lands for Commercial Purpose situate, lying and being at Mouje Jodhpur Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District Ahmedabad-4 (Paldi) bearing [1] Survey No.333, part ([Vejalpur] Survey No.1006/part) admeasuring about 2520 sq. mts. included in Town Planning Scheme No.51 [Bodakdev-Makarba-Vejalpur], given Final Plot No.8 admeasuring 1586 sq. mts. [2] Survey No.336/2, part, [336/2/1] (Vejalpur Survey No.1009/2, part) admeasuring about 1475 sq. mts., included in Town Planning Scheme No.51 [Bodakdev-Makarba-Vejalpur], given Final Plot No.13/1 admeasuring 925 sq. mts. and [3] Survey No.334 part admeasuring 431 sq. mts. included in Town Planning Scheme No.51 [Bodakdev-Makarba-Vejalpur], given Final Plot No.9 admeasuring 284 sq. mts. totally admeasuring 2795 sq. mts. and the said whole scheme is to be known in the name of "The Ridge".

2. 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.
3. 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/Bungalow, list of common areas and amenities in the project, draft Agreement for Sale, draft Sale Deed while booking the Bungalow/shop any you confirm herewith that you are satisfied with it while signing this allotment letter.
4. The detailed area table of your booked Unit shall be as under.

AREA TABLE

Sr. No.	PARTICULARS	AREA (in Sq.Mtrs.)
1.	Carpet Area	

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

5. The cost of your Unit shall be as under.

COST TABLE

Sr.No.	PARTICULARS	AMOUNT (in Rs.)

A.	Basic Price per Carpet area including of common areas	
	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.

6. 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 (in Rs.)
1.	Interest Free Maintenance Deposit	
2.	Advance maintenance for _____ years (effective from B.U. date)	
3.	Legal Charges	
4.	Insurance	

7. The detailed payment schedule is as under.

PAYMENT SCHEDULE

Sr. No.	Amount in Rs. Ps.	Payment stage
1	Rs. /-	Not Exceeding 10% of the total

		consideration as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount.
2	Rs. /-	Not exceeding 30% of the total consideration to be paid to the Promoter after the execution of Agreement.
3	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.
4	Rs. /-	Not exceeding 70% of the total consideration to be paid to the Promoter on completion of the slabs of the building or wing in which the said apartment is located.
5	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.
6	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.
7	Rs. /-	Not exceeding 95% of the total consideration to be paid to the Promoter on completion of the lifts, waterpumps, 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 for Sale of the building or wing in which the said Apartment is located.
8	Rs. /-	Balance Amount against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate.
Total		

- 8.** 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 (Building-Use) from local authority due to several reasons beyond the control of the Vendor.

9. 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 Bungalow.

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.

10. DISPUTE RESOLUTION:

Any dispute between parties shall be settled amicably. If such dispute cannot be settled within 30 (*Thirty*) days by mutual discussion, then the Parties shall first refer the dispute to arbitration under the provisions of Arbitration and Conciliation Act, 1996 as statutorily amended from time to time by appointment of Sole Arbitrator mutually appointed by the Parties.

In case of failure to settle the dispute amicably or through Arbitration, it shall be referred to the competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

Date :

Place: Ahmedabad

Signature of the Promoter

Signature of the Purchaser