

PROVISIONAL ALLOTMENT LETTER

Date: _____

To,

1) _____

Residing at: _____

2) _____

Residing at: _____

Dear Sir/Madam,

Subject: Provisional Allotment of APARTMENT No. _____ in the scheme "ASTER ".

We, the Promoter 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 All those pieces and parcels of Non Agricultural land admeasuring about **12424** Sq.Mtrs., forming part of Non Agricultural lands bearing Block/Survey no. 318, 327, 328 and 345/1 of Village Khodiyar, Taluka Dascroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-08 (Sola), the details of which are more particularly mentioned in the schedule hereunder written (hereinafter in this Provisional Allotment letter referred to as the said "**Project Land**") and in the revenue record the said lands stands in the name of the Promoter 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 Conveyance 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 Conveyance deed and shall not raise any dispute in future.



You have shown your interest in purchasing a Apartment No _____ in our Project “**ASTER**”.
The details of the Apartment is as under:

<u>Particulars</u>	<u>Details</u>
Apartment No	
Area	_____ sq.mtrs i.e. _____ sq.ft (Carpet area)
Forming part of Block	
Floor	

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

Flat/Apartment No	Carpet Area Sq mtr	Balcony Area Sq mtr	Wash 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 of the said Purchase Consideration is to be paid by Allottee as per Payment Plan No _____ choose by you herein after annexed herewith vide Annexure A. In addition to the above Purchase Consideration you shall be liable to pay various other charges as mentioned in the said Payment Plan as detailed described in the Annexure A.

Note:- The amounts mentioned in **Annexure A** hereto are indicative. The you hereby agrees to pay to the Promoter any incremental charges over and above the charges indicated as indicated in **Annexure A**.



The Promoter shall ensure compliance of the provisions of the prevalent General Development Control Regulations with respect to parking spaces in ASTER (Phase 1) project.

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 delivery of possession the said Apartment in your favour shall be complete only after you having paid the entire Purchase Consideration along with all other charges and upon receipt of Building Use permission and upon execution and registration of sale deed in your favour.

Schedule of the Project Land

All those pieces or parcels of Non Agricultural land aggregate admeasuring about **12424** Sq.Mtrs., forming part of said Project land bearing (1) Block No 318 paiki admeasuring about 1813 sq.mtrs (2) Block No 327 paiki admeasuring about 2243 sq.mtrs (3) Block No 328 paiki admeasuring about 14207 sq.mtrs (4) Block No 345/1 paiki admeasuring about 731 sq.mtrs totally admeasuring about 18994 sq meters of Village Moje Khodiyar, Taluka Dascroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-08 (Sola). The said project land is bounded as under:

East:

West:

North:

South:

Thanks and regards,

For, **ADANI ESTATE MANAGEMENT PRIVATE LIMITED,**

Authorized Signatory



Acceptance of allotment of the said Apartment:

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 Conveyance 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 Apartment. 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 Apartment 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: