

PROVISIONAL ALLOTMENT LETTER

Date: __/__/__

To,

Dear Sir/Madam,

Subject : Provisional Allotment of Apartment.

Thanks for showing your interest in our residential cum commercial Project "Pramukh Green Plus-Bldg H" (said "Project").

We have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said "Act") with the Real Estate Regulatory Authority at Gujarat RERA (hereinafter referred to as the said "Authority") and the said Authority has issued a Registration Certificate dated _____ bearing reference no. _____ of the said Project.

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 proposed 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 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 an Apartment in of our Project. The details of the Apartment are as under:



Devjit Developers

Pramukh Greens, Behind Pramukh Residency, Vapi-Daman Road, Chala, Vapi - 396191, Gujarat, India.
E: inquiry@pramukh.co.in



Particulars	Details
Apartment No	
Wing	
Area	Sq. Mtrs(Carpet)
Balcony Area	Sq.Mtrs
Wash Area	Sq.Mtrs
Parking Space(if any)	
Name of the Project	
Address of the Project	

By this Provisional Allotment Letter you are hereby provisionally allotted the said Apartment 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.

Out of the said Purchase Consideration you have paid to us an amount of _____/- (_____ Only), being Booking Amount, vide cheque/NEFT bearing no. _____ dated _____ drawn on _____ Branch.

You shall pay 10% of the said Purchase Consideration (including the Booking Amount) within a period of **45 days** from today and shall execute and register an Agreement for Sale in the format submitted to the said Authority. If you fail to make the payment or execute and register the Agreement for Sale then we shall forfeit 5% of the said Purchase Consideration as administrative charges and your this Provisional Allotment Letter shall automatically stand cancelled and we shall be entitled to sell or in any other manner transfer the said Apartment to any third party without any claim/objection from you.

The Purchase Consideration is to be paid in the following instalments:

Sr. No.	Amount	Payable on or before:
1.		
2.		
3.		

In addition to the above Purchase Consideration you shall be liable to pay:

- (i) Advance Maintenance Cost for one year amounting to Rs. _____/- (Rupees _____ only); which is to payable either to Promoter or Association of Allottees.
- (ii) Society Deposit Amount to Rs. _____/- (Rupees _____ only); which is to payable either to Promoter or Association of Allottees .
- (iii) Stamp Duty, Registration Fees, GST and any other present and future taxes/cess levied by the Central Govt. or State Govt. or Local Authority;
- (iv) Proportionate share of stamp duty, registration fees and any other costs incurred for transfer of common areas and facilities in favour of Management Body to be formed for maintenance and management of the Project.
- (v) Parking Charges being Rs. _____/- (Rupees _____ only)
- (vi) GEB Charges being Rs. _____/- (Rupees _____ Only);
- (vii) GSPC Charges being Rs. _____/- (Rupees _____ only);
- (viii) Water Meter Charges being Rs. _____/- (Rupees _____ Only);

Once the Agreement for Sale is executed 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 favour 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 favour.

(Description of Entire Project Land)

All that piece or parcel of Non-Agricultural land bearing **Survey No. 1631 (Old Survey No. 196/1 paiki 1/paiki 1)** admeasuring about **32030 sq. mtrs.** out of total land admeasuring **34,357 sq. mtrs.** (remaining land admeasuring about **2327 sq. mtrs.** shall go in Road) situated, lying and being at **Mouje – CHALA**, Taluka VAPI District VALSAD in the Registration of VALSAD and Sub-District VAPI and bounded as under:

On or towards

North : Survey No. 205/2 and Survey No.189
South : Survey No. 196/Paiki and Road
East : Survey no. 196/Paiki,207,352 201
West : Survey no. 194 &205/1

(Description of Buildings H of the Project Land)

All that piece or parcel of Non-Agricultural land admeasuring 918 sq. mtrs. forming part of the Entire Project Land Bearing Survey No.: 1631 (Old Survey No. 196/1 paiki 1/paiki 1) admeasuring about 32,030 sq. mtrs. out of total land admeasuring 34,357 sq. mtrs. (remaining land admeasuring about 2327 sq. mtrs. shall go in Road) situated, lying and being at Mouje – CHALA, Taluka VAPI District VALSAD in the Registration of VALSAD and Sub-District VAPI and Building H of the Project Land is bounded as under :

Project Land Building

On or towards

North : Existing DP Road
South : Pramukh Residency Project

East : Shaligram Bungalows Scheme

West : Existing DP Road

(Description of said Property)

All that **Property** being **Flat No**, situated on **Floor** of **Building** and **admeasuring**sq. feet of carpet area approximately being constructed on the Buildings _____ of the Project "**Pramukh green plus**" of H Building Land admeasuring 918.00 sq. mtrs., forming part of the Entire Project Land bearing **Survey No. : 1631 (Old Survey No. 196/1 paiki 1/paiki 1)** admeasuring about 32,030 sq. mtrs. out of total land admeasuring **34,357 sq. mtrs.** (remaining land admeasuring about 2327 sq. mtrs. shall go in Road) situated, lying and being at **Mouje – CHALA**; Taluka VAPI District VALSAD in the Registration of VALSAD and Sub-District VAPI.

The detail of the carpet area of the said Property and other appurtenant areas (meant for exclusive use of the Allottee) to the said Property is as follows :

Building No.	Apartment/Shop No.	Apartment/Shop Type	Carpet Area (in sq. feet)	Balcony Area (in sq. feet)	Wash Area (in sq. feet)

The said Property is bounded as under:

On or towards

North :

South :

East :

West :

Thanks and regards,

For, M/s. Devjit Developers,

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 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 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 Allottes)

Place:Vapi.

Date:



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