



PROVISIONAL ALLOTMENT LETTER /RESERVATION LETTER

Date_of_Provisional allotment letter»

To,

«Name of the legal owner 1» aged: adult, occupation:
«Occupation of legal owner 1» residing at:
«House numberlegal owner 1»,«COlegal owner 1»
«STREET1legal owner 1»,«STREET2legal owner 1»,«STREET3legal owner 1»«CIT
Ylegal owner 1»,«POSTCODElegal owner 1»,«Statelegal owner 1»,«Countrylegal
owner 1» PAN No. «PAN_NOlegal_owner_1» Adhaar Card No. <Adhaar no. 1>

«Name of the legal owner 2» aged: adult, occupation:
«Occupation of legal owner 2» residing at:
«House numberlegal owner 2»,«COlegal owner 2»
«STREET1legal owner 2»,«STREET2legal owner 2»,«STREET3legal owner 2»«CIT
Ylegal owner 2»,«POSTCODElegal owner 2»,«Statelegal owner 2»,«Countrylegal
owner 2» PAN No. «PAN_NOlegal_owner_2» Adhaar Card No. <Adhaar no. 2>

Sub: Provisional Allotment of Unit no. <Unit No.> on the <Floor No.>, <Rose>
Tower, having Unit Carpet Area of <carpet area smt.> smt./ <carpet area sft.> sft.,
Unit Balcony / Otta Carpet Area of <Unit balcony/otta carpet area smt.> smt. / <Unit
balcony/otta carpet area sft.> sft., i.e. Total Carpet Area of <Total carpet area smt.>
smt. /<Total carpet area sft.> sft. Said Unit along with its undivided proportionate
share of <Proportionate Land area smt.> smt. /<Proportionate Land area sft.> sft. in
the Total Project Land, which is in the proportion to the "FSI utilized for constructing
the Said Unit" to the "Total FSI to be utilized / proposed to be utilized time to time
for developing the Said Project Land" in the Phase-9 of Scheme known as Pratham
Bluets situated at Road next to zydex, Opp. Shaishav School, Off Gotri Sevasi Road,
New Alkapuri, Vadodara, Gujarat.

PAL_of_PBLT_Unit No «Unit_No»>

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Dear Sir/Madam,

- 1) We (the Promoter) are developing a Scheme named **"Pratham Bluets"**, situated at Lane Opp. Shaishav School, Off Gotri Sevasi Road, New Alkapuri, Vadodara, Gujarat, in Phases. (Hereinafter referred to as the '**Said Project**').
- 2) We shall complete the entire construction of this scheme in phases. Each phase shall be registered as an independent project under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "RERA Act" or "the RERA, 2016") or as may be deemed necessary by us.

We have completed the construction and obtained the Occupation Certificate of Phase-5 of said scheme. We are constructing the current Pratham Bluets Phase-9, having building / tower named **"Rose"** having total **44** number of Units/Flats (Hereinafter referred to as **"Said Phase"**), being developed upon part of the land bearing Block No. 343, 343/1P, FPNNo. 37 Paiki of T.P. Scheme No. 8 and City Survey No.2613 admeasuring about 1506.24 smt. of Village Gotri, Vadodara (hereinafter referred to as "Phase Land") out of the Total Project Land on which the Scheme Pratham Bluets is being developed. Said Phase is registered under the RERA Act, vide Registration no. PR/GJ/VADODARA/VADODARA/Others/RAA...../.....

- 3) Pursuant to your request, and subsequent to you/your nominee inspecting the Said Unit, and its necessary documents and relevant permissions of concerned authorities to your satisfaction, as envisaged under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "RERA Act") and subject to you agreeing to the terms by endorsing your consent on the foot of this writing, we are pleased to allot you, bearing Unit no. <Unit No.> on the <Floor No.> , <Rose>-Tower, having Unit Carpet Area of <carpet area smt.> smt./<carpet area sft.>sft., Unit Balcony / Otta Carpet Area of <Unit balcony/otta carpet area smt.> smt./<Unit balcony/otta carpet area sft.> sft. , i.e. Total Carpet Area of <Total carpet area smt.> Smt./<Total carpet area sft.>. Sft. (hereinafter referred to as the **"Said Unit"**) along with its undivided proportionate share in the Total Project Land in the proportion to the "FSI utilized for constructing the Said Unit" to the "Total FSI to be utilized / proposed to be utilized time to time for developing the Said Project Land", for the Total Receivables amount as estimated in the below table, to be paid by you at the

time and in the manner as mentioned herein. Please note that your date of reservation is |<Date of reservation>|. |

- 4) It is agreed and understood that the allotment of the Said Unit is only provisional, subject to the completion of payments and compliance of the terms mentioned herein, by you.
- 5) You have paid a sum of Rs. |[Booking amount paid Rs. in figure] |as per details mentioned hereunder by way of Earnest money / Reservation Deposit (not exceeding 10% of Total Consideration):

Sr. No.	Cheque/DD/ RTGS/NEFT No.	Dated	Amount Rs.	Name of Bank

Time for payment of balance amount of Total Receivables and such other charges shall be the essence of the Allotment herein. Balance amount of Total Receivables shall be payable by you as per the payment schedule/instalment pattern mentioned below and subject to other clauses of this allotment. |

- 6) Total Receivables shall mean the total of various charges mentioned here below:

Sr. No.	Particular	Amount Rs
01	Total Consideration of the Unit (TC)	«Total_considerati onRs»
02	Other Charges	«Total_other_cha rges_in_figure»
	02a. Infrastructure Charges	Rs «Infrastructure_charges _in_figure»
	02b. Legal Charges	Rs «Legal_Charges_in_figu re»
	02c. Statutory Charges	Rs «Statutory_charges_in_ figure»
	02d. Structure Maintenance Fund	Rs «Stucture maintenance Fund in_figure»

03	Consolidated Maintenance Fund (CMF)	«CMF_amount_In figure»
04	Estimated Stamp Duty & Registration Charges (SD&RC)	«Total_estimated _SD_RC_Rs»
05	Estimated SGST	«SGST»
06	Estimated CGST	«CGST»
	Estimated Total Receivables	«Estimated_Total _Receivables»

Above is the Estimated Total Receivables amount. Actual Total Receivables may include following charges as may be applicable time to time:

- Additional work cost
- Delay Payment Charges
- Any other Statutory Payments / taxes / escalation in statutory payment or taxes, as may be levied and applicable time to time by the Statutory Authority.
- Proportionate share of Stamp duty, registration charges required for registering the conveyance deed of Open / common areas of the Scheme Pratham Bluets at the time of handover to Society / Association of all the Allottees.
- Society formation, share application money, formation and registration of society charges and legal fees
- Proportionate Insurance Cost if any

7) You hereby confirm the following schedule of the payment and will make the payment accordingly in time. In case of any failure on your part to make payment as per the schedule given herein below, we shall have the right to cancel this Provision Allotment and/or to charge interest at the rate of MCLR + 2 % per annum on the due amount, up till the date of payment of the amount due.

8) Schedule of Payment

- Rs. **[10% of TC in figure]** (Rupees _(in words)_ only), being 10% of the Total Consideration paid by you to us as Booking Amount/Earnest money / Reservation Deposit prior to the execution hereof (the payment and receipt whereof the Promoter doth hereby admit and acknowledge).
- That promoter hereby admit and confirms that agreement to sell of the said unit to be executed on or after receipt of Total Booking amount not exceeding 10% of Total Consideration as an advance payment/application fee/Booking amount/Earnest money/ reservation deposit.

- c. The balance Total Receivables (including estimated taxes, if any) shall be paid by you to us as per the payment schedule below:

Installments No.	Details of Installment	Amount Due Date
1 st	Not exceeding 30% of the total consideration) to be paid to the PROMOTER after the execution of Agreement.	
2 nd	Not exceeding 45% of the total consideration) to be paid to the PROMOTER on completion of the Plinth of the Unit	
3 rd	Not exceeding 70% of the total consideration) to be paid to the PROMOTER on completion of the slabs of the said Unit	
4 th	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 Unit.	
5 th	Not exceeding 80% of the total consideration) to be paid to the PROMOTER on completion of the Sanitary fittings of the said Unit	
6 th	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 said Unit	
7 th	Not exceeding 95% of the total consideration) to be paid to the PROMOTER on completion of the electrical fittings, electro, technical and environment requirements, and all other requirements as may be prescribed in the Agreement of sale of the said Unit.	
8 th	Final payment against and at the time of handing over of the possession of the Unit to the Allottee on or after receipt of occupancy certificate or completion certificate	

Payment terms are applied based on stage of construction of the Said Unit at the time of reservation. On arriving at the respective stage of construction, we shall intimate you through Payment Intimation letter and our account should be credited with the said amount on or before the Due Date. Amount Due Dates mentioned in the Payment Schedule above are proposed dates for completion of that particular stage of construction. Actual Due Date will be the 10th day from the date of Payment Intimation Letter sent by us to you and shall be linked to the actual completion of that particular stage of construction. In case where the Construction is already completed on or before the Reservation date, the above mentioned dates shall be considered as the actual Due Dates, by which the Payment should be credited by you.

- 9)** You shall not create any third party right nor shall you be entitled to Sell the Said Unit until the execution of Conveyance Deed without our consent.
- 10)** You also confirm that until the time, the Conveyance Deed is executed and Total Receivables Amount is paid, you shall not have any right, title and interest in respect of the Said Unit and amount paid shall remain with us as non-interest bearing deposit.
- 11)** You are aware that this letter is "Provisional Allotment Letter", issued on an understanding and assurance given by you or your nominees to us that you or your nominees, have prior to the issuance of this Allotment Letter satisfied yourself, regarding the Said Unit, its measurements and specifications by inspecting it, and our title in developing the Said Scheme / Project, and you have confirmed to us that the same is acceptable to you.
 - a. This Provisional Allotment Letter is given in accordance with the terms and conditions of the Approved Layout Plan Dated: 30-04-2021. The Agreement to Sale and the Conveyance Deed for the Said Unit shall be executed as per the approved plans setting out the detailed terms and sale plan. This Provisional Allotment letter shall not be otherwise treated or produced in any other way apart for the purpose mentioned herein.
 - b. You hereby agree and are totally clear about the fact that the Said Unit has been allotted to you is constructed / to be constructed as per the Floor Plans, Specification and Brochure shown to you, and Occupancy Certificate is also obtained/ to be obtained for the same from the concerned Authority.
 - c. Further you are informed and aware that the necessary Construction permissions are obtained by us from the VMSS for the Total Project Lands which includes all the

Phases of the Scheme. You hereby agree and are totally clear that we for the development of the Total Project Lands, may require to alter, amend, modify and/or change the plans and specifications for the other Phases of the Pratham Bluets, for which we shall not require any consent from you as it shall not include the Said Unit or any part of Said Phase.

Further we agree that we shall ask for your prior consent in writing in respect of any variation or modifications if any required in the Said Phase which may adversely affect the Said Unit allotted to you.

- d. The possession of the Said Unit shall only be handed over to you after the full payment of agreed consideration recorded hereunder and all other sums as may be recorded hereunder and under the terms of the Agreement to Sale and Conveyance Deed that may be executed subsequently between the parties.
 - e. You hereby undertake to compulsorily execute the Agreement to Sale within 30 days from the Date of Reservation. In case you do not execute the Agreement to Sale as per this undertaking, then this Provisional Allotment Letter for the Said Unit shall stand cancelled, and we shall therefore be at a liberty to deal with the Said Unit in any manner we deem fit and proper.
 - f. In case of the cancellation by you for any inevitable reasons or Cancellation/ termination by us as a consequence of default in payment from you, if it is done within 30 days from the date of Reservation, then Statutory charges, Brokerage or extra work cost if any paid (as per actual) and Rs.20,000/- would be charged towards administrative charges for the cancellation. If the cancellation is done after 30 days then additional administration charges of 0.5% of Total consideration of the Said Unit per month will be applicable.
- 12)** This Provisional Allotment Letter broadly sets out the terms of Allotment of Said Unit and the detail terms of sale shall be recorded in the Agreement to Sale which is to be executed between the parties.
- 13)** In case you want to avail a loan from any FIs, we will submit our file with them but we shall not be responsible for any delay in sanction of your loan and this delay may lead to application of Delayed Payment Charges.
- 14)** Any delay tolerated or indulgence shown by us in enforcing the terms of the Agreement to Sale or any forbearance or giving of time to you, shall not be constructed as a waiver on our part of any breach or non-compliance of any of the terms and conditions of this letter by you, nor shall the same, in any manner, prejudice our rights.

Schedule 1

Description of the Total Lands

Registration District and Sub-District Vadodara, Village Gotri. part of R.S. Nos. 332, 333, 334, 335, 336, 337, 338, 339, 340/1, 340/2, 340/3, 341/3, 342/1, 342/2, 343, & 343/1, Non-agricultural land admeasuring original plot area about 42897 Square Meters bearing C.S. No. 2598, 2599, 2613, 2609 (Consolidated from CSNo.2609, 2611, 2610 and 2612/B), Final Plot No. 37 & 39/1 of TPS No. 8 (Gotri).

The Said Total Land/Project Land of scheme Pratham Bluets is bounded as under.

On or towards East by Land bearing RSN0.343, 325, 326, 327 & 321 of Village Gotri.

On or towards West by Naliya Road

On or towards North by Naliya road and land bearing R.S.No. 322 & 348 of Village Gotri.

On or towards South by Naliya Road.

SCHEDULE-2

(Description of the Said Unit)

Phase – 9 of the scheme Pratham Bluets consisting of Building / Tower – R i.e. “Rose”, having 44 numbers of Residential Units / Flats, is developed on the part of the land bearing R.S. No. / Block No.343, 343/1 Paiki, FPN0. 37 Paiki of T.P. Scheme No. 8 and City Survey No. 2613, admeasuring Phase land area about 1506.24 smt. Registration District and Sub-District Vadodara, Village Gotri, Vadodara.

Unit Number <Unit no.>, of Rose - Tower, on <Number of floor>, in the Said Pratham Bluets Phase-9, having Unit Carpet Area of ...<carpet area smt.> smt. /<carpet area sft.>sft., Unit Balcony / Otta Carpet Area of <Unit balcony/otta carpet area smt.> smt. / <Unit balcony/otta carpet area sft.> sft., i.e. Total Carpet Area of <Total carpet area smt.> smt. / <Total carpet area sft.> sft. is agreed to sale.

Said Unit along with its undivided proportionate share of <<Proportionate Land area smt.>> smt. / <<Proportionate Land area sft.>> sft. in the Total Project Land in the proportion to the “FSI utilized for constructing the Said Unit” to the “Total FSI to be utilized / proposed to be utilized time to time for developing the Said Project Land” is being conveyed. | |

The Said Unit No. <Unit No.> of ~~Rose~~ Tower is bounded as under:

On or towards East by : <East side>
On or towards West by : <West side>
On or towards North by : <North side>
On or towards South by : <South side>

Thanking You.

Yours Faithfully

PROMOTER

For PRATHAM PROPERTIES

AUTHORISED SIGNATORY

Jayant Shantilal Sanghvi

I/We have fully read and understood all the terms and conditions of the Reservation letter/Provisional Allotment Letter and I/We accept the same and it is binding to me/us and my/our heirs in the legal context.

.....
<Allotte No. 1>

.....
<Allotte No. 2>