

PROVISIONAL ALLOTMENT LETTER

DATE-

TO,

1.....

Residing at

Dear Sir/Medam

**Sub :- Provisional Allotment of Flat No..... In the Scheme of SUNRISE
HOMES-1**

We, the VENDOR 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 Non Agriculture land bearing Survey No.18 admeasuring about 5767 Sq.mtrs in the limit of T.P.S NO.-84 (Vatva-4), F.P.NO.14 admeasuring about 3460 Sq.Mtrs, Residential and Commercial purpose land Mouje -Vatva, Taluka -Vatva, District – Ahmedabad, in the Registration Sub-district Ahmedabad-11 (Aslali), the details of which are more particularly mentioned in the schedule hereunder written (hereinafter in this Sale Deed Collectively referred to as the said “Project Land”) and in the revenue record the said lands stands in the name of the VENDOR herein.

We have registered the Project under the provisions of the Real Estate (Regulation and Development) Act,2006 (hereinafter referred to as the said “Act”) and the Gujarat Real Estate (Regulation and Development) (General) Rules 2017 (hereinafter referred to as said “Rules”) with the Real Estate Regulatory Authority at Gandhinagar (hereinafter referred to as said “Authority”) and the said Authority has Registration Certificate of Project Dated Bearing reference no.....

You have been provided with copies 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 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 a Residential unit in our Project **“SUNRISE HOMES-1”**. The details of the Unit are as under.

Particulars	Details
Unit No.	
Area	(Sq.mtr.)(Carpet Area)
Floor	

By this Provisional Allotment Letter you are hereby provisionally allotted the said residential Unit for a basic Purchase Consideration of Rs...../- Rupees.....

..... Only. The Purchase consideration shall be inclusive of the basic price of the said residential Unit and proportionate price for the common areas facilities appurtenant to the said residential Unit. The detail of the Carpet area (as per the said Act) of the said Property and other appurtenant areas (meant for exclusive use of the Purchaser) to the said Property is as follows.

Unit no	Carpet Area Sq.mtr.	Balcony Area Sq.mtr.	Wash Area Sq.mtr.	Exclusive Terrace Area Sq.mtr.	Total Area Sq.mtr.	Proportionate undivided Land Sq.mtr.

The Direction of the Unit is as below:-

East:-

West:-

North:-

South:-

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 onbank,Branch.

The remaining of the said purchase Consideration is to be paid in the installments.

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

- (i) The maintenance deposit and Annual Maintenance charges as may be decided by the Management
- (ii) Stamp Duty, Registration Fees, GST and any other present and future taxes/less levied by the Central Govt. or State Govt. or Local Authority.
- (iii) Legal Charges being Rs...../- (Rupees.....Only)

The Vendor has provided adequate common parking spaces which includes, Hollow Plinth for parking spaces in the said Project as per the provisions of the prevalent General Development Control Regulations.

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.

Payment Schedule

Sr. No.	Particular	Payment stage	Amt. In Rs.
1	Booking Amount (10% of the total Amount)	Token amount upon confirmation of booking and balance within 10 days	
2	Agreement for Sale Amount (30% of the total Amount)	Upon execution of Agreement for sale	
3	Balance payment	Balance consideration to be paid as agreed in executed Agreement for sale	
TOTAL			

(Note:-The abovementioned schedule is only a model form of schedule, which may be modified and adapted in each case having regard to the facts, circumstances and terms of booking agreed between the promoter and Allottee.)

The allotment of the said Apartment in your favor 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 favor.

Schedule of the land

All those pieces or parcels of Non Agriculture land bearing Survey No.18 admeasuring about 5767 Sq.mtrs in the limit of T.P.S NO.-84 (Vatva-4), F.P.NO.14 admeasuring about 3460 Sq.Mtrs, Residential and Commercial purpose land Mouje -Vatva, Taluka -Vatva, District – Ahmedabad, in the Registration Sub-district Ahmedabad-11 (Aslali)

East:-

West:-

North:-

South:-

Thanks and Regards

For, SUNRISE HOMES-1.....

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Acceptance of allotment of the said Residential/Commercial Unit:

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 residential Unit. 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 Residential Unit in our favor.

Thanks and regards,

(Name and Signature of the Provisional Allottee No-1)

(Name and Signature of the Provisional Allottee No-2)

Place :

Date: