

PROVISIONAL ALLOTMENT LETTER

(Draft copy)

REF. No:

DATE:

TO,

.....

.....

.....

SUB: Provisional allotment of Flat. in the scheme named as ""
at Mehsana.

RERA REGISTRATION DETAILS:

Dear Sir / Madam

1. This has reference to Booking cum Application Form no. dtd. to purchase the Unit / Flat / Apartment OR Shop No. situated on the floor of Block No. in the scheme named as "KAMA HEIGHTS" being constructed on residential N.A. land of old tenure admeasuring about ____ Sq. Mtrs. of Final Plot No. ____ of Draft T.P.S. No. ____ (.....) moje: RMEhsana, Taluka & District – Mehsana signed by you.
2. You have paid an application / booking amount of Rs.(Amount in words: only) towards the aforesaid property.
3. We are pleased to give you provisional allotment of the Unit / Flat / Apartment OR Shop No. situated on the floor of Block No. as stated in clause 1 above having Carpet area Sq. Meters (Excluding Balcony, Wash and Terrace area as mentioned in Annexure - 1) and Built up area Sq. Meters.

4. This provisional allotment is subject to the fulfillment of terms and condition as per agreement to sale herewith which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists, booking cum application form & any other sale documents as well as overrides any other previous communication.
5. This allotment letter is being issued to you in duplicate. You are requested to sign on each page of this letter towards your unconditional acceptance of the same and return the duplicate copy to the Promoter.

Welcoming you in our family.

Thanking you and assuring you our best services at all times.

For, ABC DEVELOPERS

(Authorized Signatory)

Encl: Annexure – 1.

ANNEXURE – 1

1. The Promoter firm itself has proposed residential and commercial plans on _____ consisting of Block No. A, B, C, D E(204 residential units & 12 SHOP plan approval by Mehsana Nagarpalika and the said whole scheme is to be known in the name of KAMA HEIGHTS.
2. At present development permission is given by Mehsana Nagarpalika for all total 5 blocks (204 residential units 12 SHOP) .
3. 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.
4. 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 / flat, list of common areas and amenities in the project, draft Agreement for Sale, draft Sale Deed while booking the flat / shop any you confirm herewith that you are satisfied with it while signing this allotment letter.

5. The detailed area table of your booked flat / shop shall be as under.

AREA TABLE

Sr. No.	PARTICULARS	AREA (in Sq. Mtrs.)
1.	Carpet Area	
2.	Balcony Area	
3.	Wash Area	
4.	Exclusive Open Terrace	
5.	Built up Area	

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

6. The detailed cost of your flat / shop shall be as under.

COST TABLE

Sr. No.	PARTICULARS	AMOUNT (in Rs.)
A	Basic Price per Carpet area including of common areas	
B	Additional Charges	
1.	Balcony area	
2.	Wash area	
3.	Exclusive Open terrace	
	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.

7. The allotment of parking shall be made on first cum first basis of execution of sale deed. The allotment of parking shall start first from Hollow Plinth, than Basement and than Open parking area and no dispute shall be entertained regarding allotment of the parking and the decision of the Promoter shall be final and binding upon the purchaser.

8. 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 2 years (effective from B.U. date)	
3.	Legal Charges	
4.	Insurance	

9. The detailed payment schedule is as under.

PAYMENT SCHEDULE

Sr. No.	Particular	Payment stage	Amount in Rs. Ps.
1	Booking Amount (10 % of the total Amount)	Token amount upon confirmation of booking and balance within 10 days.	
2	Banakhath Amount (20 % of the total Amount)	Within 30 days of booking OR upon execution of Agreement for Sale whichever is earlier.	
3	Balance payment	Equal _____ months EMI from the date of Agreement for Sale OR Own Fund / Loan from any Financial Institutions or Banks as per the stage of construction.	
		TOTAL	

NOTE: Incase of subvention scheme of any bank is availed by the Purchaser, the interest payment for the loan amount shall be paid by the Promoter upto 31.07.2019.

10. You shall execute Agreement for Sale on or before
11. The total construction scheduled period of the whole project / scheme is 30 months (Zero date: 21.04.2017) plus 3 months grace period (to cater any untoward incidents which may occur at project site, labour strikes, short supply of materials, reasons beyond the control of the vendor, delay in Govt. approvals etc. for reasons not

attributed to the Vendor) i.e. total 33 months and after that within 3 months possession shall be given. No purchaser can make any kind of claim on account of reasons of delay within the aforesaid period of 36 months.

12. 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 (Build to use) from local authority due to several reasons beyond the control of the Vendor.

13. 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 flat / unit.

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.

14. For any dispute RERA Authority / Gandhinagar court of jurisdiction shall prevail.

All the terms and conditions mentioned above are understood, agreed and binding to you.

Date:

Place: Mehsana

Signature of the Promoter / Vendor

Signature of the Purchaser / Allottee