

Dated:_____

To

(Name)_____

(Address)_____

(Contact Details)_____

Sub.: PROVISIONAL ALLOTMENT LETTER

This has reference to your Booking application with amount of Rs_____ dated_____ M/s **NIRAKAR BUILD CON** is pleased to allot you Unit No._____ in Block No. _____ with Sale Consideration Amount Rs_____ having _____ Sq. Mtr. Carpet Area of _____ Sq. Mtr. Wash+Balcony Area along with _____ Sq. Mtr. undivided proportionate area in land and common amenities of **JAY VISAT MANGALYA** Project (Gujarat RERA Registration Number: _____) situated at, F.P.NO-149, T.P.S.NO-13(VAVOL) REV. SUR.NO-225/1,225/2 OF MOJE-VAVOL, TALUKA- GANDHINAGAR, DIST- GANDHINAGAR- 382016 ,Plot Area 1671.00 sq.mts. area being developed by NIRAKAR BUILD CON.

Land Location:-

North:- :- S.P No. 113

South:- S.P No. 123

East:- S.P No. 123

West:- 12 mtr TPS road

Property Location:-

North:-

South:-

East:-

West:-

This provisional allotment is subject to the fulfillment of terms and condition as detailed below which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists & any other sale documents as well as overrides any other previous Communication.

PARKING : There is Common Parking for All Members.

PROCEDURE

- After issuance of this letter, Registered sale agreement would be performed once 10% payment is done.
- After sale agreement is performed, registered sale deed would be performed on realization of ____% of payment, or if the payment is done according to the terms dictated in sale agreement which is made before B.U. permission than sale deed will be performed within 15 days of receiving B.U. Permission.
- ____ % of payment to me made at time of possession agreement / Taking Possession.

POSSESSION OF THE UNIT : Possession is expected to be handed over on the due date of possession (Which would always be after receiving Building use permission/occupancy certificate) as mentioned in the Sale Agreement done according to RERA Act 2016 **or** on the date of payment of the entire cost of the UNIT and Facility Charges, Registration charges and any other charges as may be intimated by the Company, whichever is later.

Note: Terms, Conditions, governing laws and dispute resolution would be according to the RERA ACT 2016 and RERA Gujarat General Rules 2017 and its amendment thereafter.

CANCELLATION TERM: -

In case of cancellation or termination of the aforesaid Agreement for Sale, this Allotment Letter shall deem to be null and void.

If Cancellation is done Before registration of sale agreement than _____ Rs would be charged as cancellation fee if the cancellation is done after 30 days after receiving this letter. If cancellation is done before 30 days than no cancellation charge is to be deducted

If Cancellation is done after registration of Sale agreement than the cancellation amount would be as per the terms and condition mentioned in sale agreement.

In case of any cancellation the refund would be provided in maximum of 45 working days without any interest or prejudice.

For, NIRAKAR BUILDCON

Name of Allottee

Authorised Signatory

Signature of Allottee