

LETTER HEAD OF **R K INFRACON**

DRAFT WITHOUT PREJUDICE

To.
Name
Address
Contact Details.

Sub- Provisional Allotment Letter

KAMESHWAR JYOT CO-OPERATIVE HOUSING SOCIETY LTD. is pleased to allot you Unit No: _____ situated on floor _____ of _____ Block of the said Project having a Carpet area of _____ square feet, equal to _____ square meters; balcony area of _____ square feet equal to _____ square meter, wash area of _____ square feet equal to _____ square meter along with proportionate usage rights in common areas of the said project namely passage, foyer, stairs, lifts, etc. and undivided proportionate area of Project Land admeasuring _____square feet equal to _____ square meters. in “**KAMESHWAR JYOT- II**” a Project of Residential Units.

The project “**KAMESHWAR JYOT- II**” is registered with the RERA authority under registration number (_____)

The Description of Project Land is as below:

Non-Agricultural land admeasuring 1501 sq.mts. of Final Plot Final Plot No.292 [paiki] of Town Planning Scheme No.21 situate, lying and being at Mouje Paldi, Taluka Sabarmati in the Registration District of Ahmedabad and Sub- District of Ahmedabad-4 [Paldi].

Unit Description is as below:

Unit No.	Carpet Area Sq.Feet	Balcony Area Sq.Feet	Wash Area Sq.Feet
T T			

The Direction of the Unit is as below:

East -
West -
North -
South -

General Covenants

- The images and furniture layout is shown in the unit plan in the project brochure for illustrative purpose and a 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 dimensions shown are from the external face of the wall to the external face of the balcony wall.
- 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 while booking the Unit and you confirm herewith that you are satisfied with it while signing this allotment letter.

Allotment Consideration

The Allotment Consideration Amount for the said Unit is Rs_____-/- (Rupees Only). This price excludes GST, Lump Sum Maintenance Deposit, Recurring Maintenance Charges, Stamp Duty & Registration Charges, Legal Expenses & Other Misc. Expenses and Development Charges if imposed by the competent authority on the said land, shall also be separately and proportionately payable by the Purchaser.

Procedure

After issuance of this letter, Registered Agreement for Allotment would be executed on payment of installment as per payment schedule.

Payment Schedule

Sr. No.	Particular	Payment stage	Amount in Rs.
1	Booking Amount (10% of the total Amount)	Token amount upon confirmation of booking and balance within 10 days.	
2	Agreement for Allotment Amount (30% of the total Amount)	Upon execution of Agreement for Allotment.	
3	Balance payment	Balance Consideration to be paid as per progress of construction (As mentioned in RERA Act, 2016)	
Total			

Possession

The possession of the said Unit shall be provided to the Purchaser on the execution of the Allotment Deed, receiving payment of the total consideration amount and after obtaining Building Use Permission.

Cancellation Policy:

In any circumstance, if the Purchaser does not co-operate in the execution of Agreement for Allotment on the scheduled date OR if this allotment is cancelled on reasons solely attributed to the Purchaser OR if the Purchaser does not desire to purchase the booked property OR if the Purchaser causes a breach of any term of this Provisional Allotment letter, under those circumstances, the booking amount i.e. 10% of total consideration shall be forfeited as an administrative cost.

Dispute Resolution

For any dispute RERA Authority/Civil Court of Ahmedabad’s Jurisdiction shall be applicable.

Date :
Place: Ahmedabad

Signature of the Promoter
R K INFRACON

Signature of the Purchaser