PROVISIONAL ALLOTMENT LETTER

TO,

Name : ____________________

Address: ____________________

____

Sub : Provisional Allotment of Flat/Shop **No.** ________ in the **"VATSALYA VILLA"**, BILDING-..... (............) WING-.........

Dear Sir/Madam,

1. We, the promoter are developing of Flat/shop in the BILDING-..... (............) WING-......... of **"VATSALYA VILLA"** situated at N.A. land bearing Block No. 1318, T.P.Scheme No. 36 (Vairyav), F.P. No. 56 (Old F.P. No. 68), admeasuring 9432 Sq. mtrs. of Village : Variyav, Tal. Adajan, Dist. Surat.

2. On demand, we have given you the inspection of all title documents relating to the said Property, permissions given by concerned authorities, all sanctioned plans, designs and specifications and all other relevant documents.

3. We are agreeable to sale you on ownership basis Flat/shop No........., admeasuring carpet _____ sq. mtrs. subject to the terms and conditions to be mentioned in Agreement for Sale. We shall at any time be entitled to very and modify the plans in respect of the said Society and/or amenities to be provided as may be required by the concerned authority; for which you have granted us your unconditional and irrevocable consent.

4. The lump sum sale price of the Flat/shop shall be Rs._____/- (Rupees.................................... only) which shall be paid as per terms and condition set out in agreement for sale.

4. With reference to your provisional allotment of the Flat/shop and upon you handling over to us a sum of Rs. ____________ /- (Rupees Only) by way of earnest Money towards the initial deposit, we acknowledge the receipt of the same.

5. It is agreed and understood that the allotment of the Flat/shop by this allotment letter is only provisional.

1. I/we have a legal title to the land on which the development of **VATSALYA VILLA** is proposed;

OR

__-_____ have/has a legal title to the land on which the development of ____________________ (Name of the proposed project) is to be carried out;

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. the said land is free from all encumbrances.

OR

details of encumbrances _______________--______________ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. the time period within which the project shall be completed by me/us is 20/08/2018.
4. seventy percent of the amounts realised by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. we shall take all the pending approvals on time, from the competent authorities.
9. we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Place : Surat.

Date : 19/09/2017

Deponent

____

Mr. Hareshkumar Labhubhai Rajani

VERIFICATION

6. All other terms and conditions of this deal will be mentioned in agreement for sale to be executed by and between we, the Promoter and you, the Allottee.

7. This allotment letter is not an agreement as per law and hence if you, the Allottee do not execute the agreement for sale within a period of 30 days from issue of allotment letter, this allotment letter will be void ab-initio.

8. You are requested to sign in confirmation of accepting the terms as mentioned hereinabove by subscribing your signature on this letter and its duplicate.

Thanking you

Yours faithfully,

For

I/We Confirm

Designated Director/Authorised Signatory

Signature of Office Purchaser(S)

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verify by me at Surat on this 19th day of September 2017.

Deponent.

Mr. Hareshkumar Labhubhai Rajani