

To,
Purchaser – Allottee

Dear Sir/Madam,

Subject : Allotment of Unit in the Project known as
“SWATI TRINITY” situated At
Applewoods Township, Village Sarkhej,
Ahmedabad.

You have agreed to purchase a Shop/Office Unit bearing No. ____ (“said Unit”) situated on the ____ Floor of Block No. ____ in our Project “SWATI TRINITY” (“said Project”) being constructed on a land admeasuring 7605 square meters (Project Land) , _____ allotted car parking, comprising of all that piece and parcels of non-agricultural lands [1] Survey No. 349 admeasuring about 1365 sq. mtrs; [2] Survey No. 325 admeasuring about 3700 sq. mtrs; and [3] Survey No. 326/1 admeasuring about 2450 sq. mtrs; being a part of Applewoods Township situate lying and being at Village Sarkhej, Taluka Vejalpur, District Ahmedabad. The said project land is bounded as follows :

Towards the North :

Towards the East :

Towards the West :

Towards the South :

Property bounded as follows :

Towards the North :

Towards the East :

Towards the West :

Towards the South :

The said project has been registered under the provisions of The Real Estate (Regulation and Development) Act, 2016 (Hereinafter referred to as the “Said Act”) with the designated Real Estate Regulatory Authority and the said Authority has issued a Registration Certificate dated PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA06979/110520 bearing reference no. 11/05/2020.

The detail of the carpet area (As per the said Act) and other appurtenant areas of the said unit meant for your exclusive use are as follows :

Unit No.	Carpet Area Sq. Mtr	Balcony/Wash Area Sq. Mtr	Terrace Area Sq. Mtr.	Undivided proportionate share Sq. Mtr..

You have been provided with copies of all the title documents relating to the said Applewoods Township, Project Land, Title Certificate, copies of sanctioned plans and development permission issued by the authority, copy of N. A. Use permission, project specifications and such other documents as are specified under the said Act. You have confirmed that you are satisfied with all these documents and have no disputes whatsoever. 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 of Sale and subsequent Sale Deed to be executed in your favor. By signing this Provisional Allotment Letter, you accept the terms and conditions mentioned in the Agreement for Sale and subsequent Sale Deed and shall not raise any dispute in future.

The Purchase Consideration for the said unit has been agreed at Rs. ____/- (Rupees _____ only). Out of the said Purchase Consideration you have paid to us an amount of Rs. ____/- (Rupees _____ only).

We have/shall executed/execute an Agreement for Sale dated _____ for sale of the said Unit in your favour, which shall be registered with the office of the Sub-Registrar Ahmedabad – 4 (Paldi) in due course *OR* which is registered before the Sub Registrar Ahmedabad – 4 (Paldi) at serial no. _____ dated _____.

Hence by this Allotment Letter you are hereby provisionally allotted the said unit subject to compliance of all the terms and conditions mentioned in the aforementioned Agreement for Sale. Other than the abovementioned Purchase Consideration you shall be liable to pay all other charges, taxes and levies as agreed under the Agreement for Sale.

The allotment of the said Unit in your favour shall be complete only after you have paid the entire Purchase Consideration along with all other charges, taxes and levies and execution and registration of sale deed in your favour.

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

Thanks and regards,
For,

Authorised Signatory

Accepted By:

Purchaser - Allottee