

PROVISIONAL ALLOTMENT LETTER

(Draft copy)

REF. No:

DATE:

TO,

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SUB: Provisional allotment of Shop No. in the scheme named as "Shree Rang Plaza 95" at Gandhinagar.

Dear Sir / Madam

1. This has reference to Booking cum Application Form no. dtd. to purchase the Shop No. situated on the floor in the scheme named as "**SHREE RANG PLAZA 95**" constructed on commercial purpose N.A. land of old tenure admeasuring about 2634 Sq. Mtrs. of Final Plot No. 95 of Draft T.P.S. No. 5 (Kudasan-Randesan-Dholakuva-Indroda) moje: Randesan, Taluka & District – Gandhinagar signed by you.

2. The Carpet area of your booked shop is Square Meters.

The basic rate of shop shall be Rs. _____ per Sq. Meter of Carpet area of unit.

The Basic cost of your shop shall be Rs.

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.

3. You have paid an application / booking amount of Rs.(Amount in words: only) towards the aforesaid property.
4. In addition to basic cost as per clause 2 above, you shall pay following amount at the time of execution of Sale deed.

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	

5. We are pleased to give you provisional allotment of the Shop No. situated on the floor as stated in clause 1 above having Carpet area Sq. Meters and Built up area Sq. Meters.
6. The Promoter firm itself had proposed commercial plans on F.P. 95, TP – 5, Randesan, Gandhinagar consisting of 103 Nos. commercial units as per old GDCR (Building was designed in anticipation of consideration of new GDCR approval by GOG and subsequent plan approval by Gandhinagar Urban Development Authority) and the said whole scheme is known in the name of **SHREE RANG PLAZA 95**.

However, considering small portion of land as residential N.A., A development permission was given by GUDA i.e. Gandhinagar Urban Development Authority for 3 Nos. residential units and 74 Nos. of commercial units as per OLD GDCR. However, new GDCR is under approval stage by Govt. of Gujarat and accordingly new plans would get be approved from GUDA with additional FSI in future and same shall be binding on purchaser and that has been agreed by the purchaser. No separate

permission for such additional construction (as per additional FSI) shall be required to be obtained from the allottees who booked their units prior to such approval.

7. 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.
8. For any dispute RERA Authority / Gandhinagar court of jurisdiction shall prevail.

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

For, Shree Rang Organisers

(Authorized Signatory)

Date:

Place: GANDHINAGAR

Signature of the Purchaser / Allottee