

RATNAMANI BUILDSPACE LLP

2,D. River View Flat, B/h Jivabhai Mention,
Ashram Road,Ahmedabad - 38009

Date: _____

PROVISIONAL ALLOTMENT LETTER

To _____

Residential Apartment No. ____/____ of type (____BHK), having RERA Carpet Area admeasuring ____ sq. meters, along with area of exclusive balcony ____ sq. meters & Wash Area ____ sq. meters (i.e. **Built Up Area of** ____ sq. meters as per the approved plans) on ____ **Floor in Block** "____" of the scheme known as " **TRIDENT ELANZZA** " alongwith the undivided proportionate share of ____ sq. mtrs alongwith ____ Allotted Car Parking. in the land underneath the said Project togetherwith proportionate share in the common amenities and facilities in the said Project, constructed on the Non Agricultural land bearing Sub Plot No.1 admeasuring : 6259.18 Sq. Mtrs. of Final Plot No.357 totally admeasuring 19061 sq. mtrs. (entitled in lieu of (1) Block No. 161 admeasuring about : 15580 Sq. Mtrs. and (2) Block No. 162 admeasuring about : 16188 Sq. mtrs.) of Town Planning Scheme No. 229 (Jaspur-Khodiyar) situated, lying and being at Mouje Village Sim of Khodiyar, Taluka : Daskroi, District of Ahmedabad and Sub-District Ahmedabad-8 (Sola), has been provisionally allotted to you subject to below referred terms and conditions.

The aforesaid land bounded by :

East :

West :

North :

South :

The said Property bounded by :

East :

West :

North :

South :

The Total Price of the Apartment allotted to you is Rs. _____/- (Rupees _____ Only).

M/s. Ratnamani Buildspace LLP has got the project registered under the provisions of the Real Estate (Regulation and Development) Act, 2016, hereinafter referred to as "the Act", with the Real Estate Regulatory Authority at Gandhinagar vide Registered No. _____, dtd. _____;

The Project is a Commercial cum Residential Project comprising Four (04) Buildings (Blocks) i.e. **Block "B+A+E+D"**. The Project is named as "**TRIDENT ELANZZA**". The said Commercial cum Residential Project is hereinafter referred to as "**the Project**"; The Project details is hereinafter referred below :

	Block "B"	Block "A"	Block "E"	Block "D"
1 st Cellar	For Parking			
2 nd Cellar				
Ground Floor	Twenty Seven (27) Commercial Shops			
1 st Floor to 13 th Floor	Each Floor contains Four (04) Residential Apartments	Each Floor contains Four (04) Residential Apartments	Each Floor contains Two (02) Residential Apartments	Each Floor contains Five (05) Residential Apartments
14 th Floor	Two (02) Residential Apartments	Two (02) Residential Apartments	Two (02) Residential Apartments	Three (03) Residential Apartments
Total	Total Fifty Four (54) (3BHK) Residential Apartments	Total Fifty Four (54) (3BHK) Residential Apartments	Total Twenty Eight (28) (3BHK) Residential Apartments	Total Sixty Eight (68) (2BHK) Residential Apartments
Total : Twenty Seven (27) Commercial Shops				
Total : Two Hundred Four (204) Residential Apartments				

That **M/s. Ratnamani Buildspace LLP** shall execute Registered Agreement to Sale in favour of the Allottee upon receipt of 10% of the Total Price.

The Total Price above includes UGVCL – AUDA – Legal charges.

The other charges like Maintenance Deposits, Maintenance Charges, Service Tax / GST, Stamp Duty, Registration Charges, Advocate Fees any other Government levies or any other charges as decided on or before possession, will be paid by you as and when it will be finalized as the Total Price excludes aforesaid all.

That the we have received booking amount of Rs. _____ .00 in words Rupees _____
Only and the balance amount shall be paid as per the payment schedule explained to you at the time of confirming the booking which schedule is agreed upon by you.

M/s. Ratnamani Buildspace LLP shall be entitled to cancel this Allotment as well to forfeit the amounts so paid by you at its sole discretion in case of any breach or non-compliance has been committed by you and not cured even after intimation given by us.

Ownership rights shall be transferred only upon the execution of full and final Registered Deed of Conveyance / Sale Deed in your favour. Rights under this Allotment Letter are non-transferable without the prior written consent of **M/s. Ratnamani Buildspace LLP**.

For,
M/s. Ratnamani Buildspace LLP

Partner

I / We admit, accept and acknowledge.
(Member/s)