

## Provisional Letter of Booking/Reservation/Allotment

To

**Sub. :- Provisional Letter of Booking/Reservation/Allotment of Apartment No. ...., in the scheme known as “Aarav Arise”, at Vastrapur, Ahmedabad.**

This is to confirm that we have received the Application Form dated ..... submitted by you, after verification of deeds, documents, papers related to the said scheme/project/unit etc. as mentioned in the Clause-3 hereunder written and being satisfied with the same, to reserve/book the 'Apartment' more particularly described in Clause-1 hereunder in your name. We have approved the said Application made by you and hereby reserve/book the 'Said Apartment' in your name on the following terms & conditions mutually agreed by us :-

1. The Apartment reserved/booked for allotment to you is Apartment No. ...., situated on ..... Floor of "Aarav Arise" scheme to be constructed on the Residential Non-Agricultural land bearing City Survey No. 833 [Allotted in lieu of land bearing F.P. No. 102 of T.P. Scheme No. 1 (old Sub-plot No. 22 of R.S. Nos. 119, 122, 123, 124, 126 & 128/P)] situated, lying and being within the Village limits of Mouje : Vastrapur, Taluka : Vejalpur within the Registration Sub-District : Ahmedabad-3 (Memnagar) and District : Ahmedabad (for the sake of convenience referred to as the 'Apartment')
2. Total Price or consideration of the 'Said Apartment' mutually agreed by & between us is Rs. ....

Total Price excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax/GST, and Cesses or any other similar taxes which may

be levied, in connection with the construction of the Project payable by the Promoter) up to the date of handing over the possession of the Apartment, stamp duty, registration charges, legal charges, other government levies taxes & duties etc. which shall be separately payable by you in the manner as may be decided later on.

3. At your request, we have provided you copies of the following deeds, documents, papers, etc. related to the said scheme/project/unit etc.

- (i) Application Form bearing Ref. No. ....
- (ii) Copy of Certificate of Title with Report thereon dated ..... issued by Hemant V. Makwana – Advocate
- (iii) Copies of Property Card, Extract of Village Forms VI, VII and VIII-A, Copy of the Sale Deed of the land purchased by us and other relevant papers/documents etc. showing the nature of the title of the Owner / Promoter to the Land on which the Project is being constructed
- (iv) Copies of the Approved plans along with the details of designs, specifications, brochure etc.
- (v) Copy of Certificate of Registration of the project with RERA.
- (vi) Copy of Draft Agreement for Sale containing the details terms, conditions, stipulations, covenants, stipulations etc. to be observed/fulfilled by both the parties in respect of the sell/purchase transaction of unit/apartment in the said scheme.
- (vii) Copy of Draft Sale Deed to be executed by both the parties in respect of the unit/apartment in the said scheme.

4. We have received token/booking amount of Rs..... vide Cheque No. .... Dated ..... drawn on ..... (Name of Bank).

You are required to pay the amount of Rs. .... on or before Dt ..... and to get executed & registered Agreement for Sale of the 'Said Apartment' and to confirm

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right to purchase the 'Said Apartment', failing which the aforesaid Booking Amount paid by you would be refunded/repaid to you and the said Provisional Letter of Booking/Reservation/Allotment stands cancelled without any recourse/remedy thereto.

5. To confirm the booking/reservation of the said Apartment on the terms & conditions mentioned herein, you are required to accept it same by counter signing the same & duplicate copy thereof and to return the Duplicate Copy within 3 (three) days to us.

Date :  
Place : Ahmedabad

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Nirav Pravinchandra Patel  
Prop. of Roots Infrastructure

**ACCEPTANCE**

I/we \_\_\_\_\_, accept & confirm the said Provisional Letter of Booking/Reservation/Allotment upon the terms & conditions stipulated hereinabove.

In case of failure on my/our part to pay the amount of Rs. .... on or before Dt ..... and to get executed & registered Agreement for Sale of the 'Said Apartment', this Provisional Letter of Booking/Reservation/Allotment shall stand cancelled and you are then entitled to sell the said Apartment in the manner you may deem fit.

Date :  
Place : Ahmedabad

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