

PROVISIONAL ALLOTMENT LETTER

To,

Residing at; _____

_____.

Sir/Madam

Subject: Allotment of Apartment/shop

Reference: Your application dated _____ for allotment of Apartment/Shop.

You have submitted your above referred application (said “**APPLICATION**”) to us for allotment of an apartment as detailed below (said “**APPLICATION**”):

Particulars	Details
Apartment No/Shop No.	
Area	Sq.Mtrs (Carpet)
Balcony (if any)	Sq.Mtrs.
Wash Area (if any)	Sq.Mtrs.
Parking space/s (if any)	
Name of the Project	OMSHANTI RAJ NIWAS
Address of the Project	OPP. DEVMANEK, CANAL ROAD, VATVA, AHMEDABAD – 382445.
Undivided share in land	
RERA Registration Number	APPLIED FOR
Land details	Plot bearing Survey No-24,26,27 & 1479,Final Plot no 15,17,94 demarcated by its boundaries Final Plot No.15,16,17 & 93 to the North Final Plot No.17,23/1,94 & 95 to the South Final Plot No.17,109 & Social Infrastructure to the East 12 Mtr T.P.Road to the West of Division village VATVA taluka VATVA District AHMEDABAD PIN 382445

After receiving the said application, we have given you disclosures of various documents/ information in respect of the land on which the above said project being/ is developed and in respect of the said Apartment/shop, as envisaged under The Real Estate (Regulation and Development) Act, 2016.

By this Allotment Letter you are hereby allotted the said Apartment subject to the terms and condition mentioned herein below:

(1) The cost details in respect of the said Apartment shall be as tabulated hereunder.

Sr. No.	Details	Amount in rupees
1	Price consideration of the said Apartment including parking space and undivided share in land if any legal & torrent charges. And facilities appurtenant to the said apartment.	Rs. _____/-
2	Stamp duty in respect of the above said price Consideration. (Approximately)	Rs. _____/-
3	Registration fee (Approximate)	Rs. _____/-
4	Applicable GST	Rs. _____/-
5	Other Applicable Tax / If any	Rs. _____/-
6	Applicable TDS(1% If value above 50.00 lacks)	Rs. _____/-
7	One time maintenance cost for first 24 months/one time maintenance cost for life time as the case may be.	Rs. _____/-
8	Any Other Charges, if any.	Rs. _____/-
	Total	Rs. _____/-

We have received from you an amount of Rs. _____/- (Rupees _____ only) by a cheque dated _____, for Rs. _____, bearing No. _____, drawn on _____ Bank, branch _____, towards advance payment (said "**ADVANCE PAYMENT**") and we have issued you a receipt in that regard.

(2) The balance amount shall be paid by you to us as per payment schedule that will be mentioned in the agreement for sale in respect of the said Apartment (said "**AGREEMENT**")

Other Terms and Conditions of allotment of the said apartment

1. The amounts of stamp duty, registration fees, GST, TDS and any other tax are subject to change depending on state / Central government policy. You shall pay the amounts towards stamp duty and registration fees prior to registration of the said Agreement as and when demanded by us. You shall pay the applicable service tax/GST on each of the installment payable to us; and shall pay TDS if applicable of your own and give us certificate in that regard.

2. You shall approach us on the mutually fixed date to execute the said Agreement. Thereafter, within a period of 30(thirty) days you shall make yourself available for registration of the said Agreement as and when intimated by us. In case you fail to execute and register the said Agreement within a period of 90(Ninety) days from the date. we shall be entitled to cancel allotment of the said Apartment to you by cancelling this Allotment Letter by giving written notice of 15 (fifteen) days.
3. You shall visit project sight time to time to check development and you shall check all specification of your unit.
4. If you intend to cancel allotment of the said Apartment to you, you shall submit to us "Application for Cancellation of Allotment" in prescribed format along with original copies of receipts. If receipts have been lost by you, you shall submit to us a duly notarized affidavit-cum-indemnity in our prescribed format at your own cost.
5. In case of cancellation of allotment of the said Apartment to you either on our part. as detailed above, we shall be entitled to deduct AS PER AGREEMENT TO SALE from the above said Advance Payment and refund the balance of the same to you without any interest thereon (said "**REFUND AMOUNT**").
6. If there are more than one Allottee, the cheque of the said Refund Amount shall be drawn in favor of the person from whose account we have received the same.
7. Once the allotment of the said Apartment to you is cancelled as above, you shall cease to Have any claim on the said apartment and we shall be entitled to dispose of the same at our own discretion.

Thanks and regards,

For **AUTHORISED SIGNATORY OF PROMOTER** _____

Acceptance of allotment of the said Apartment/shop

I/ We hereby acknowledge to have checked the said Disclosures and have received a CD containing the above said documents and information.

We have read and understood the above said Allotment Letter and we hereby accept the allotment of the said Apartment from you subject to above said terms and condition.

Thanks and regards,

(Name and signature of the Allottee)
