

PROVISIONAL ALLOTMENT LETTER

Date:

To,

1) _____ Residing at:

2) _____ Residing at:

Subject: Provisional Allotment of Apartment/ Unit No. _____ in the scheme "Ambrosia" ("the Project") located at Shantigram Township.

Dear Sir/Madam,

We, the Promoter herein are absolute owner-occupier and are seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of Non-Agricultural land admeasuring about 9952 sq. mtrs., forming part of Non-Agricultural lands bearing Block/Survey no. 204, 205, 208 and 209 of Village Dantali, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar, the details of which are more particularly mentioned in the schedule hereunder written (hereinafter in this Provisional Allotment letter referred to as the said "*Project Land*") and in the revenue record the said lands stands in the name of the Promoter herein.

We have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said "*Act*") and the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 (hereinafter referred to as the said "*Rules*") with the Real Estate Regulatory Authority at Gandhinagar (hereinafter referred to as the said "*Authority*") and the said Authority has issued a Registration Certificate of Project dated _____ bearing reference no. _____.

You had approached our organization with an intent to book Apartment/Unit in the Project and in pursuance of your request, you have been provided with copies of all the title documents relating to the entire Project, namely, Title Certificate, copies of sanctioned plans and development permission issued by the Authority, copies of revised plans, copy of N. A. Use permission, project specifications and such other documents as are specified under the said Act. 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 for Sale and subsequent Conveyance Deed to be executed in your favor. By signing this Provisional Allotment Letter, you accept all terms and conditions mentioned in the Agreement for Sale and subsequent Conveyance Deed and shall not raise any dispute in future.

You have shown your interest in purchasing an apartment/ unit No__in our Project **"Ambrosia"**. The details of the apartment/ unit are as under:

<u>Particulars</u>	<u>Details</u>
Apartment/ Unit No	
Area	_____sq. mtrs. i.e.,_____sq. ft. (RERA Carpet area)
Forming part of Block	
Floor	

By this Provisional Allotment Letter, you are hereby provisionally allotted the said apartment/unit in **"Ambrosia"** for a basic Purchase Consideration of Rs. _____/- (Rupees _____only). The Purchase Consideration shall be inclusive of the basic price of the said apartment/unit and proportionate price for the common areas and facilities appurtenant to the said apartment/unit. The details of the carpet area (as per the said Act) of the said apartment/unit and other appurtenant areas (meant for exclusive use of the Allottee/s) to the said apartment/unit is as follows:

Apartment/ Unit No	Carpet Area Sq mtr	Balcon y Area Sq mtr	Wash Area Sq mtr	Total Area Sq. mtr	Proportionate Undivided land Sq. mtrs.

Out of the said Purchase Consideration, you have paid to us an amount of Rs.__/- (Rupees_____only), being Booking Amount, received as per below table:

Cheque	/	Bank	/	Online	Cheque / NEFT /	Amount (in Rs.)
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Payment Date	Transfer Name	RTGS No.	
Total Amount Received			

The remaining of the said Purchase Consideration is to be paid by you as per Payment Plan No. _____ chosen by you herein and annexed herewith vide Annexure A. In addition to the above Purchase Consideration, you shall be liable to pay various other charges as mentioned in the said Payment Plan as described in the Annexure A.

Note: - The amounts mentioned in **Annexure A** hereto are indicative. You hereby agree to pay to the Promoter any incremental charges over and above the charges indicated in **Annexure A**.

The Promoter and Allottee shall jointly execute registered Agreement for Sale upon payment of more than 10 % of the total consideration by the Allottee. The Promoter shall ensure compliance of the provisions of the prevalent General Development Control Regulations with respect to parking spaces in the Project. Once the Agreement for Sale is executed and registered between the Parties then the terms and conditions mentioned therein shall supersede the terms and conditions mentioned herein.

Any communication, including notices for intimation for completion of work, demand notices and any other communication pertaining to the said apartment/unit will be forwarded to your E-mail ID as provided by you i.e., _____ and your above-mentioned address. You undertake to intimate us immediately in the event of any change in your E-mail ID and/or address.

The delivery of actual possession the said Apartment in your favour shall be complete only after you have paid the entire Purchase Consideration along with all other charges and upon receipt of Building Use permission and upon execution and registration of Conveyance Deed in your favour.

Schedule of the Project Land

All those piece and parcels of Non-Agricultural land being (1) part land admeasuring 3125.05 sq. Mtrs out of total land admeasuring 31970 sq. Mtrs in Block No.204 (old



Block No. 381), (2) part land admeasuring 341.12 sq. Mtrs out of total land admeasuring 48664 sq. Mtrs in Block No. 205 (old Block No.385), (3) part land admeasuring 5715.49 sq. Mtrs out of total land admeasuring 27316 sq. Mtrs in Block No.208 (old Block No.388), (4) part land admeasuring 770.34 sq. Mtrs out of total land admeasuring 17503 sq. Mtrs in Block No.209 (old Block No.389), in aggregate admeasuring about 9952 sq. mtrs, situated within the limits of Village: Dantali, Taluka and District: Gandhinagar.

The Project Land is bounded as under:

On or towards East	:	OLD BLOCK NO. 381 AND 385
On or towards West	:	OLD BLOCK NO. 388 34.50 METER WIDE ROAD
On or towards North	:	OLD BLOCK NO. 381 AND 389
On or towards South	:	OLD BLOCK NO. 388 AND 34.50 METER WIDE ROAD

Thanking you.

Yours sincerely,

For, **ADANI ESTATE MANAGEMENT PRIVATE LIMITED,**

Authorized Signatory



Acceptance of allotment of the said Apartment:

I/We hereby acknowledge to have received all information related to the Project and we have checked and are satisfied with the documents uploaded with the said Authority including the draft of Agreement for Sale and Conveyance Deed and we accept the terms and conditions mentioned therein.

We have read and understood the above said Provisional Allotment Letter and we hereby accept the provisional allotment of the said apartment/unit. We hereby accept and acknowledge that we shall get the rights as an Allottee under the said Act only upon payment of the said Purchase Consideration and other charges and execution of the Conveyance Deed of the Apartment in our favour.

Thanks and regards,

(Name and Signature of the provisional Allottee No. 1) _____

(Name and Signature of the provisional Allottee No. 2) _____

Place:

Date: