

PROVISIONAL ALLOTMENT LETTER

Date.

To,

1)

Residing at :

2)

Dear Sir/Madam,

Subject: Provisional Allotment of Flat No. in the residential project known as
"SAKAR RESIDENCY"

We the Sakar Developers herein is absolute owner-occupier and is seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of non-agricultural land bearing survey number: 77, TP 401/B (Bakrol-Badrabad), F.P. No 43 of Village : Bakrol-Badrabad, Taluka: Vejalpur, in the registration district of Ahmedabad, the details of which are more particularly mentioned in the schedule hereunder written and in the revenue record the said lands stands in our name 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 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 have been provided with copies of all the title documents relating to the entire Project, Title Certificate, copies of sanctioned plan and development permission issued by the authority, copy of N.A. 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 Sale Deed to be executed in your favour. By signing this Provisional Allotment Letter You accept all terms and conditions mentioned in the Agreement for Sale and subsequent Sale Deed and shall not raise any dispute in future.

You have shown Your interest in purchasing a Residential unit in our Project "SAKAR RESIDENCY". The details of the Unit are as under:

Particulars	Details
Unit No	
Area	 (sq. mtrs.)(carpet area)
Block No.	
Floor	

By this Provisional Allotment Letter you are hereby provisionally allotted the said residential Unit for a basic Purchase Consideration of Rs...../- (Rupees Only.) The Purchase Consideration shall be inclusive of the basic of the said residential Unit and proportionate price for the common areas and facilities appurtenant to the said residential Unit. The detail of the carpet area (as per the said Act) of the said property and other appurtenant areas (meant for exclusive use of the PURCHASER) to the said Property is as follows:

Unit No	Carpet Area Sq mtr	Balcony Area Sq mtr	Wash Area Sq mtr	Total Area Sq.mtr	Proportionate Undivided Land Sq. mtr

Out of the said Purchase Consideration you have paid to us an amount of Rs. -----/- (Rupees only) being Booking Amount, vide cheque no. dated drawn on Bank, Branch.

The remaining 90% of the said Purchase Consideration is be paid in the following instalments:
Note 1. On completion of 10% of total sale consideration, Agreement for Sale will be executed in favour of the purchaser .

Note 2. The Balance payment is to be paid as per construction stage which shall be finalized by and between the Parties.

In addition to the above Purchase Consideration you shall be liable to pay:

- 1) the Maintenance deposit and Annual Maintenance charges as may be decided by the Management.
- 2) Stamp Duty, Registration Fees, GST and any other present and future taxes/cess levied by the Central Govt. or State Govt. or Local Authority;
- 3) Legal Charges being Rs./- (Rupees Only).

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.

The allotment of the said unit in your favour shall be complete only after you having paid the entire Purchase Consideration along with all other charges and execution and registration of sale deed in your favour.

Schedule of the Flat

Allotted Flat No:

Demarcation as follows:

East:

West :

North :

South :

Thanks and regards,
For, M/s. Sakar Developers

.....
(Designated Partner)

Acceptance of allotment of the said Residential Unit :

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 Sale Deed and we accept the terms and conditions mentioned therein.

We have read understood the above said Provisional Allotment Letter and we hereby accept the provisional allotment of the said residential 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 sale deed of the residential Unit 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:

