

ANANT BUILD CORP LLP

PROVISIONAL ALLOTMENT LETTER (Draft copy)

REF. No:
.....

DATE:

To,
.....
.....

SUB: Provisional allotment of Showroom / Office No.
..... in the scheme named as
“Ananat”, Situated on Kalawad Road, Rajkot.

Dear Sir / Madam .

1. This has reference to Booking cum Application Form no.
dtd. to purchase the Showroom/ Office No.
Situated on the floor in the scheme named as “ANANAT
WPRK SPACE-2” (RERA registration no.
..... dated)
being constructed on commercial purpose N.A. land of old tenure
admeasuring about Sq. Mtrs. of Final Plot No.
412 paiki of T.P.S. No. 2 (Rajkot) moje: Rajkot, Taluka & District –
Rajkot signed by you.
2. You have paid an application / booking amount of Rs.
.....(Amount in words:
only) towards the aforesaid property.
3. We are pleased to give you provisional allotment of the
Showroom/Office No. Situated on the floor of
building known as Ananat Work Space-2 constructed on Plot No. 6
paiki+7 paiki+ 8/B-1 of Revenue Survey No. 443 paiki of scheme
named as “ANANAT WORK SPACE-2” being constructed on
commercial purpose N.A. land of old tenure admeasuring about
719.06 Sq. Mtrs. of Final Plot No. 412 paiki of T.P.S. No. 2
(Rajkot) moje: Rajkot, Taluka & District–Rajkot No. as
stated in clause 1 above having Carpet area Sq. Meters
(Excluding Balcony, Wash and Terrace area as mentioned in
Annexure - 1) and Built up area Sq. Meters.

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The boundaries of The Anant Work Space-2 building bounded as under:-

North : 30.00 Mtr. Wide Kalawad road
South : 9.00 Mtr. Wide Road
East : Others Property
West : Others Property

The boundaries of the premises is bounded as under

North :
South :
East :
West :

4. This provisional allotment is subject to the fulfillment of terms and condition as per Annexure – 1 attached herewith which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists, booking cum application form & any other sale documents as well as overrides any other previous communication.
5. This allotment letter is being issued to you in duplicate. You are requested to sign on each page of this letter towards your unconditional acceptance of the same and return the duplicate copy to the Promoter.
6. The property shall be registered in the name of allottee as and when construction is completed, if the amount of consideration is received in full. If without any mistake from the side of promoter the allottee wishes to cancel the said allotment then the promoter will be authorized to forfeit the deposit amount paid for allotment by allottee.

Welcoming you in our "Ananat " Family.

Thanking you and assuring you our best services at all times.

For, ANANAT BUILD CORP LLP PARTNERSHIP FIRM

(Vikram Ashokbhai Lalvani)

(Bharat Jagdishbhai Sonwani)

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ANNEXURE – 1

1. The Promoter firm itself has proposed commercial plans on F.P. No. 412 paiki, T.P. Scheme No.–2 (Rajkot) (6 Showrooms & 37 Office with a consideration of new GDCR approval by Government of Gujarat and subsequent plan approval by Rajkot Municipal Corporation) and the said whole scheme is to be known in the name of **ANANAT WORK SPACE-2**.
2. At present development permission is given by R.M.C. i.e. Rajkot Municipal Corporation for single Block (6 Showroom units and 37 Offices) as per GDCR. However, new GDCR is under approval stage by Govt. of Gujarat and accordingly new plans would get be approved from R.M.C. with additional FSI in future as per clause no. 1 above and same shall be binding on purchaser and that has been agreed by the purchaser (an application for revised approval as mentioned in clause no. 1 is already submitted to R.M.C.). No separate permission for such additional construction (as per additional FSI) shall be required to be obtained from the allottees who booked their units prior to such approval.
3. The images and furniture layout shown in the unit plan in the project broacher is for illustrative and general understanding for the purchaser and same shall not be treated as part of the unit i.e. the unit shall be without such furniture and fixtures. The internal dimensions shown in the unit plan are from wall to wall excluding plaster thickness as per Architectural and Structural construction drawings. The balcony and wash area dimensions shown are from external face of wall to external face of balcony / wash area wall.
4. You have checked and verified all the documents related to project like title clearance report of the land, land documents, approved plans, specifications of the Showroom / Office, list of common areas and amenities in the project, draft Agreement for Sale, draft Sale Deed while booking the Showroom / Office any you confirm

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herewith that you are satisfied with it while signing this allotment letter.

5. The detailed area table of your booked Showroom/Office shall be as under.

AREA TABLE

SR. No.	PARTICULARS	AREA (In sq. Mtr.)
1.	Carpet Area	
2.	Balcony Area	
3.	Wash Area	
4.	Exclusive Open Terrace	
5.	Built up Area	

NOTE: The Carpet area calculation is as per RERA definition.

6. The detailed cost of your Showroom/ Office shall be as under.

COST TABLE

SR. No.	PARTICULARS	AREA (In. Sq. Mtr.)
A.	Basic Price Per Carpet area Including of Common areas.	
B.	Additional Charges	
1.	Balcony Area	
2.	Wash Area	
3.	Exclusive Open Terrace	
	Total Cost/Consideration (A+B)	

NOTE: Stamp duty, Registration charges, Service Tax / GST or any other taxes applicable from time to time and imposed by the Government would be payable extra at actual by the purchaser.

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7. The allotment of parking shall be made on first cum first basis of execution of sale deed. The Allottee have to paid Rs. 1,50,000/- for the said parking area. The allotment of parking shall start first from Basement 2 & Basement 1 (including mechanical parking area) and then open parking area and no dispute shall be entertained regarding allotment of the parking and the decision of the Promoter shall be final and binding upon the purchaser.
8. In addition to above, you shall pay following amount (in Rs.Ps.) at the time of execution of Sale deed and shall abide by the terms and conditions mentioned overleaf.

OTHER CHARGES TABLE

SR. NO.	PARTICULARS	AMOUNT IN Rs. Ps.
1.	Interest Free Maintenance Deposited	
2.	Advance Maintenance for 2 years (effective from B.U. date)	
3.	Legal Charges	
4.	Insurance	

9. The detailed payment schedule is as under.

PAYMENT SCHEDULE

Sr. No.	Particulars	Payment Stages	Amount in Rs. ps.
1.	Booking Amount (10 % of the total Amount)	Token amount upon confirmation of booking and balance within 10 days	
2.	Banakhat Amount (10 % of the total Amount)	Within 30 days of booking OR upon execution of Agreement for Sale whichever is earlier	

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3.	Balance Payment	Equal 08 months EMI from the date of Agreement for Sale OR Own Fund / Loan from any Financial Institutions or Banks as per the stage of construction or the purchaser have to paid the remaining balance amount to promoter within the 1 month of Completion Certificate. If the construction is done before the deadline date	
		Total	

TOTAL NOTE: Incase of subvention scheme of any bank is availed by the Purchaser, the interest payment for the loan amount shall be paid by the Promoter upto 31st of December 2020.

10. You shall execute Agreement for Sale on or before
- 11 The total construction scheduled period of the whole project/scheme is months (Starting from 03.12.2020) plus 3 months grace period (to cater any untoward incidents which may occur at project site, labor strikes, short supply of materials, reasons beyond the control of the vendor, delay in Govt. approvals etc. for reasons not 6 attributed to the Vendor) i.e. total 28 months and after that within 3 months possession shall be

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given. No purchaser can make any kind of claim on account of reasons of delay within the aforesaid period of 31 months.

12. The possession shall be given to customers after completion of all works in all respect and upon certification by Engineer in charge, Architect and Structural consultants of the project and upon submission of an application to authority to obtain completion certificate, as some times delay may occurs in obtaining completion certificate (Build to use) from local authority due to several reasons beyond the control of the Vendor.
13. CANCELLATION POLICY: In any circumstances, if the purchaser do not come to execute Agreement for sale before scheduled date OR it may require to be cancelled on reasons solely attributed to the purchaser OR if the purchaser will not be desired to purchase the booked property or if the purchaser may cause breach of any term of this Provisional Allotment letter, under those circumstances, the developer will refund to the purchaser the rest of the credit amount within 45 days of such notice of cancellation after deducting 10% amount towards administrative cost from the total paid up amount by the purchaser on account of the booked Showroom/Office.

Service Tax/GST or any other taxes applicable at the time of making payment by the purchaser which have been deposited to government account shall also be deducted from the payment made towards the booking of the unit till date. The decision of the Promoter in this regard will be treated as final and the purchaser will have to keep it confirmed.

14. For any dispute RERA Authority / Rajkot court of jurisdiction shall prevail.

All the terms and conditions mentioned above are understood, agreed and binding to you.

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Place: Rajkot

Date:

Signature of the Promoter / Vendor

Signature of the Purchaser / Allottee