

Dated: _____

To

(Name) _____,

(Address) _____,

_____,

(Contact Details) _____,

Sub.: PROVISIONAL ALLOTMENT LETTER

This has reference to your Booking application dated _____ M/s Vinayak Buildcon is pleased to allot you Flats/Shops _____ in Block No. _____ having _____ sq. mtr. Carpet Area along with _____ undivided proportionate area in land and common amenities of “**Swapnil Heights & Arcade** ” Project (Gujarat RERA Registration Number: _____) situated at FP 60 , TPS 109(Muthiya-Bilasiya-Hanspura) ,Plot Area 4249 ,Moje –Hanspura,Tal – ASARWA ,Dist- Ahmedabad. demarcated by its boundaries _____ to the North _____to the South _____to the East _____to the West This provisional allotment is subject to the fulfillment of terms and condition as detailed below which shall prevail over all other terms & conditions given in our brochures, advertisement, price lists & any other sale documents as well as overrides any other previous Communication.

The Total Consideration Amount decided for the said unit is - Rs _____ -. This Amount is exclusive of All Govt. Taxes, Duties and maintenance & Legal charges

PARKING: With this allotment letter you are also hereby allotted car parking no: _____

If there is any change in Parking No's after receiving B.U. Permission, then you will be notified with new parking no.

PROCEDURE

- After issuance of this letter, Registered sale agreement would be performed once 10% payment is done.
- After sale agreement is performed, registered sale deed would be performed on realization of ____% of payment, or if the payment is done according to the terms dictated in sale agreement which is made before B.U. permission than sale deed will be performed within 15 days of receiving B.U. Permission.
- ____ % of payment to be made at time of possession agreement / Taking Possession.

POSSESSION OF THE Flat/Shops: Possession is expected to be handed over on the due date of possession (Which would always be after receiving Building use permission/occupancy certificate) as mentioned in the Sale Agreement done according to RERA Act 2016 or on the date of payment of the entire cost of the Flat and Facility Charges, Registration charges and any other charges as may be intimated by the Company, whichever is later.

Note: Terms, Conditions, governing laws and dispute resolution would be according to the RERA ACT 2016 and RERA Gujarat General Rules 2017 and its amendment thereafter.

CANCELLATION TERM: -

In case of cancellation or termination of the aforesaid Agreement for Sale, this Allotment Letter shall deem to be null and void.

If Cancellation is done Before registration of sale agreement than Rs _____ would be charged as cancellation fee if the cancellation is done after 30 days after receiving this letter. If cancellation is done before 30 days than no cancellation charge is to be deducted

If Cancellation is done after registration of Sale agreement than the cancellation amount would be as per the terms and condition mentioned in sale agreement.

In case of any cancellation the refund would be provided in maximum of 45 working days without any interest or prejudice.

FOR

M/S Vinayak Buildcon

Authorized Signatory