

SOHAM PROPERTIES DEVELOPERS

To

Name:

Address:

Contact Details:

SUB- PROVISIONAL ALLOTMENT LETTER

Soham Properties Developers is pleased to Aliot you Unit No: _____, _____ Floor, _____ Block in “**DEV PARAM**” a Project of Multipurpose Use.

The project “**DEV PARAM**” is registered with the RERA Authority, Gandhinagar and having RERA Registration Number- _____.

The Description of Project Land is as below:

Non-Agricultural land admeasuring 2307 Sq. Mtrs. of Final Plot No.173 of Town Planning Scheme No.69 (Chandkheda-Zundal-Tragad) which is allotted in lieu of land admeasuring 3845 Sq. Mtrs. of Survey No.393 situate, lying and being at Mouje: Zundal, Taluka: Gandhinagar in the Registration District and Sub District Gandhinagar.

Unit Description is as below:

Sr. No.	PARTICULARS	AREA (in Sq.Mtrs.)
1.	Carpet Area	
2.	Wash Area [If Applicable]	
3.	Balcony Area [If Applicable]	
4.	Open Terrace Area [If Applicable]	
TOTAL ADMEASURING AREA		

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~~The Direction of the Unit is as below:~~

- East -
- West -
- North -
- South -

General Covenants

- The images and furniture layout is shown in the unit plan in the project brochure illustrative purpose and a 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 dimensions shown are from the external face of the wall to the external face of the balcony wall.
- 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 Unit list of common areas and amenities in the project while booking the Unit and you confirm herewith that you are satisfied with it while signing this allotment letter.

Consideration Amount

The Consideration Amount for the said Unit is Rs. _____/2 (Rupees _____ Only) ("Basic Price") This price excludes GST, Maintenance Deposit payable to the Maintenance Society, Initial Maintenance Contribution, Stamp Duty & Registration Charges, & Other Misc. Expenses or any other if imposed by the

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competent authority on the said Land, shall also be separately and proportionately payable by the Purchaser.

Procedure

After issuance of this letter, Registered Sale Agreement shall be executed on payment of 10% of total Amount as per payment schedule.

Payment Schedule:

Sr.No.	Particular	Payment stage	Amount in Rs.
1	Booking Amount (10% of the total Amount)	Token amount upon confirmation of booking and balance within 10 days.	
2	Agreement for Sale Amount (as per RERA)	Upon execution of Agreement for Sale.	
3	Balance payment	Balance Consideration to be paid as agreed in Agreement for Sale	
BASIC PRICE			

(Note- The abovementioned schedule is only a model form of schedule, which may be modified and adapted in each case having regard to the facts, circumstances and terms of booking agreed between the Promoter and Allottee.)

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Possession

The possession of the said Unit shall be provided to the Purchaser on fulfillment of all the following conditions i.e., [1] Execution of the Sale Deed, [2] Payment of the total consideration amount and [3] After obtaining Building Use Permission.

Cancellation Policy:

In any circumstance, if the Purchaser does not co-operate in the execution of Agreement for Sale on the scheduled date OR if this booking/allotment is cancelled on reasons solely attributed to the Purchaser OR if the Purchaser does not desire to purchase the booked property OR if the Purchaser causes a breach of any term of this Provisional Allotment letter, under those circumstances, the booking amount i.e. 10% of total consideration shall be forfeited as an administrative cost.

Dispute Resolution:

Any dispute between parties shall be settled amicably. If such dispute cannot be settled within 30 (*Thirty*) days by mutual discussion, then the Parties shall first refer the dispute to arbitration under the provisions of Arbitration and Conciliation Act, 1996 as statutorily amended from time to time by appointment of Sole Arbitrator mutually appointed by the Parties.

In case of failure to settle the dispute amicably or through Arbitration, it shall be referred to the competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

Date :

Place : Ahmedabad

Signature of the Promoter

Soham Properties Developers

Signature of the Purchaser