

PROVISIONAL ALLOTMENT LETTER

(Draft copy)

REF. No: 5510

DATE: 12/09/2018

TO,

Gujrat rera authority

Gandhinagar

SUB: Provisional allotment of 36 Flat and 14 Shop in the scheme named as "BALA HEIGHTS" at Mehshana.

Dear Sir / Madam

1. This has reference to Booking cum Application Form no. **5510** dtd 10/07/2018 to purchase the 36 flats and 14 shopees situated on the ground plash 6 floor of Block No. **A and B** in the scheme named as "**BALA HEIGHTS**" being constructed on residential/commercial purpose N.A. land of old tenure admeasuring about 2000 Sq. Mtrs. of Final Plot No. 12/2 of Draft (NAGALPUR NALIYA B/H SWAMINARAYAN TEMPLE MODHERA ROAD) moje: NAGALPUR, Taluka & District – MEHSHANA signed by you.
2. You have paid an application / booking amount of Rs.30,000 (Amount in words: THIRTY THOUSEND only) towards the aforesaid property.
3. We are pleased to give you provisional allotment of the 36 FLATS and 14 SHOPES situated on the ground plash 6 floor of Block No A and B as stated in clause 1 above having Carpet area 44.88 sq. merets for 2BHK and 32.30 Sq. Meters for 1BHK (Excluding Balcony, Wash and Terrace area as mentioned in Annexure - 1) and Built up area 44.88 Sq. Meters for 2BHK and 32.30 sq. meters for 1BHK .

Guj. RERA
In. No. : 7859
Date : 6/12/18

SHREE HARI DEVELOPERS

Ritub PARTNER

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.

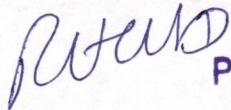
Welcoming you in our BALA HEIGHTS FAMILY. Thanking you
and assuring you our best services at all times.

For, Shree HARI DEVELOPERS

(Authorized Signatory)

Encl: Annexure – 1.

SHREE HARI DEVELOPERS


PARTNER

1. The proposed agreement is subject to the terms and conditions set out in the attached letter which shall prevail over all other terms & conditions of any other agreement, arrangement, understanding or other arrangement for the purpose of the agreement as well as over any other prior or contemporaneous arrangement.

2. The agreement letter is being signed by you in the presence of the witnesses of the same and the witnesses of the same are requested to sign on the same and the witnesses of the same are requested to sign on the same and the witnesses of the same are requested to sign on the same.

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SHREE HARID DEVLOPERS

PARTNER

ANNEXURE – 1

1. The Promoter firm itself has proposed residential and commercial plans on survey no 12/2, modhera road, meheshana consisting of Block No. A and B (36 flats & 14 shops with a consideration of new GDCR approval by GOG and subsequent plan approval by MEHSHANA MUNICIPAL CORPORATION) and the said whole scheme is to be known in the name of **BALA HEIGHTS**.
2. At present development permission is given by MEHSHANA MUNICIPAL CORPORATION i.e. MEHSHANA MUNICIPAL CORPORATION for all total 2 blocks (36 flats and 14 shops) as per OLD GDCR. However, new GDCR is under approval stage by Govt. of Gujarat and accordingly new plans would get be approved from mehshana municipal corporation 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 mehshana municipal corporation). 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 apartment / flat, list of common areas and amenities in the project, draft Agreement for Sale, draft Sale Deed while booking the flat / shop any you confirm herewith that you are satisfied with it while signing this allotment letter.

5. The detailed area table of your booked flat / shop shall be as under.

AREA TABLE

Sr. No.	PARTICULARS	AREA (in Sq. Mtrs.)
1.	Carpet Area	44.88 – (2BHK) 32.30 – (1BHK) 13.00 – (SHOPE)
2.	Balcony Area	2.943 – (2BHK) 2.943 – (1BHK) 0.00 – (SHOPE)
3.	Wash Area	1.62 – (2BHK) 4.07 – (1BHK) 0.00 – (SHOPE)
4.	Exclusive Open Terrace	0
5.	Built up Area	44.88 – (2BHK) 32.30 – (1BHK) 13.00 – (SHOPE)

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

6. The detailed cost of your flat / shop shall be as under.

COST TABLE

Sr. No.	PARTICULARS	AMOUNT (in Rs.)
A	Basic Price per Carpet area including of common areas	976520- (2BHK) 768950 – (1BHK) 444000 – (SHOPE)
B	Additional Charges	0
1.	Balcony area	60110.77 – (2BHK) 64217.00 – (1BHK) 0.00 – (SHOPE)
2.	Wash area	33080.4 – (2BHK) 88807.4 – (1BHK) 0.00 – (SHOPE)
3.	Exclusive Open terrace	0
	TOTAL COST/ Consideration (A+B)	976520 – (2BHK) 768950 – (1BHK) 444000 – (SHOPE)

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.

7. The allotment of parking shall be made on first cum first basis of execution of sale deed. The allotment of parking shall start first from Hollow Plinth, than Basement and than 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.)
1.	Interest Free Maintenance Deposit	0
2.	Advance maintenance for 1 years (effective from B.U. date)	25,000
3.	Legal Charges	0
4.	Insurance	0

9. The detailed payment schedule is as under.

PAYMENT SCHEDULE

Sr. No.	Particular	Payment stage	Amount in Rs. Ps.
1	Booking Amount (10 % of the total Amount)	Token amount upon confirmation of booking and balance within 10 days.	97652 – (2BHK) 76895 – (1BHK) 44400 – (SHOPE)
2	Banakhath Amount (20 % of the total Amount)	Within 30 days of booking OR upon execution of Agreement for Sale whichever is earlier.	195304 – (2BHK) 153790 – (1BHK) 88800 – (SHOPE)
3	Balance payment	Equal _____ 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.	683564 – (2BHK) 538265 – (1BHK) 310800 – (SHOPE)
		TOTAL	976520 – (2BHK) 7689950 – (1BHK) 444000 – (SHOPE)

NOTE: Stamp duty, Registration charges, Service Tax, and any other taxes and levies shall be the responsibility of the Government and shall be payable by the contractor.

7. The liability of payment of the above said works shall be on the basis of execution of the work. The amount of payment shall be first from the Government and then from the contractor. The contractor shall be entitled to receive the amount of the work on the basis of the decision of the Engineer-in-Charge and binding upon the contractor. The contractor shall be liable to pay the following amount (in Rs.) as the fee of the contractor and shall include in the bill and complete the work.

OTHER CHARGES TABLE

No.	Particulars	Amount (Rs.)
1.	Interest on Investment Deposit	
2.	Advance Payment (if any)	
3.	Retention Money (if any)	
4.	Other Charges	
5.	Total	

8. The detailed payment schedule is as follows:

PAYMENT SCHEDULE

No.	Particulars	Amount (Rs.)
1.	Booking Amount	
2.	First Payment	
3.	Second Payment	
4.	Third Payment	
5.	Fourth Payment	
6.	Fifth Payment	
7.	Sixth Payment	
8.	Seventh Payment	
9.	Eighth Payment	
10.	Ninth Payment	
11.	Tenth Payment	
12.	Eleventh Payment	
13.	Twelfth Payment	
14.	Thirteenth Payment	
15.	Fourteenth Payment	
16.	Fifteenth Payment	
17.	Sixteenth Payment	
18.	Seventeenth Payment	
19.	Eighteenth Payment	
20.	Nineteenth Payment	
21.	Twentieth Payment	
22.	Twenty-first Payment	
23.	Twenty-second Payment	
24.	Twenty-third Payment	
25.	Twenty-fourth Payment	
26.	Twenty-fifth Payment	
27.	Twenty-sixth Payment	
28.	Twenty-seventh Payment	
29.	Twenty-eighth Payment	
30.	Twenty-ninth Payment	
31.	Thirtieth Payment	
32.	Thirty-first Payment	
33.	Thirty-second Payment	
34.	Thirty-third Payment	
35.	Thirty-fourth Payment	
36.	Thirty-fifth Payment	
37.	Thirty-sixth Payment	
38.	Thirty-seventh Payment	
39.	Thirty-eighth Payment	
40.	Thirty-ninth Payment	
41.	Fortieth Payment	
42.	Forty-first Payment	
43.	Forty-second Payment	
44.	Forty-third Payment	
45.	Forty-fourth Payment	
46.	Forty-fifth Payment	
47.	Forty-sixth Payment	
48.	Forty-seventh Payment	
49.	Forty-eighth Payment	
50.	Forty-ninth Payment	
51.	Fiftieth Payment	
52.	Fifty-first Payment	
53.	Fifty-second Payment	
54.	Fifty-third Payment	
55.	Fifty-fourth Payment	
56.	Fifty-fifth Payment	
57.	Fifty-sixth Payment	
58.	Fifty-seventh Payment	
59.	Fifty-eighth Payment	
60.	Fifty-ninth Payment	
61.	Sixtieth Payment	
62.	Sixty-first Payment	
63.	Sixty-second Payment	
64.	Sixty-third Payment	
65.	Sixty-fourth Payment	
66.	Sixty-fifth Payment	
67.	Sixty-sixth Payment	
68.	Sixty-seventh Payment	
69.	Sixty-eighth Payment	
70.	Sixty-ninth Payment	
71.	Seventieth Payment	
72.	Seventy-first Payment	
73.	Seventy-second Payment	
74.	Seventy-third Payment	
75.	Seventy-fourth Payment	
76.	Seventy-fifth Payment	
77.	Seventy-sixth Payment	
78.	Seventy-seventh Payment	
79.	Seventy-eighth Payment	
80.	Seventy-ninth Payment	
81.	Eightieth Payment	
82.	Eighty-first Payment	
83.	Eighty-second Payment	
84.	Eighty-third Payment	
85.	Eighty-fourth Payment	
86.	Eighty-fifth Payment	
87.	Eighty-sixth Payment	
88.	Eighty-seventh Payment	
89.	Eighty-eighth Payment	
90.	Eighty-ninth Payment	
91.	Ninetieth Payment	
92.	Ninety-first Payment	
93.	Ninety-second Payment	
94.	Ninety-third Payment	
95.	Ninety-fourth Payment	
96.	Ninety-fifth Payment	
97.	Ninety-sixth Payment	
98.	Ninety-seventh Payment	
99.	Ninety-eighth Payment	
100.	Ninety-ninth Payment	
101.	Hundredth Payment	

SHRUTI HARI DEVELOPERS

PARTNER

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 31.07.2019.

10. You shall execute Agreement for Sale on or before
11. The total construction scheduled period of the whole project / scheme is 30 months (Zero date: 21.04.2017) plus 3 months grace period (to cater any untoward incidents which may occur at project site, labour strikes, short supply of materials, reasons beyond the control of the vendor, delay in Govt. approvals etc. for reasons not attributed to the Vendor) i.e. total 33 months and after that within 3 months possession shall be given. No purchaser can make any kind of claim on account of reasons of delay within the aforesaid period of 36 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 flat / unit.

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 / Gandhinagar court of jurisdiction shall prevail.

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

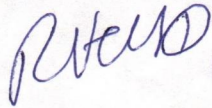
Date:12/09/2018

Place: GANDHINAGAR

Signature of the Promoter / Vendor

Signature of the Purchaser / Allottee

SHREE HARI DEVELOPERS



PARTNER

(1) Agreement sell

(2) Seller did
Allotment letter