

PROVISIONAL ALLOTMENT LETTER

Date:

Client Name:

Address:

Contact No.:

Dear Sir/Madam,

Subject: Provisional Allotment of retail shop/ office space bearing unit no. [■] having carpet area [■] square feet, type [■], on [■] floor in [tower/ block/ building] no. [■] named as "PARAS AVENUE" ("**Project**") situated on plot bearing No. C3-H1 in Sector 129, Noida, District Gautam Budh Nagar, Uttar Pradesh ("**Unit**"), bearing RERA Registration No. [●].

We refer to your Application Form dated [●] ("Application Form") and are pleased to inform you that we have provisionally allotted you the Unit subject to the following terms and conditions:

- (i) All definitions, terms & conditions set out in the Application Form, including payment schedule and all Annexures annexed to it shall be deemed to have been reproduced hereunder and binding on you.
- (ii) The price for the Unit is Rs. [●]/- (Rupees [●] Only) and the details of the Total Price are mentioned in **Annexure I** herein.
- (iii) We acknowledge the receipt of Rs. [●]/- (Rupees [●] only) paid towards the booking amount being part of the Total Price. The balance amount shall be paid by you in accordance with the payment schedule as set out in the Application Form and also as annexed hereunder as **Annexure II**, time being the essence of this transaction.
- (iv) Please note that this provisional allotment of the Unit does not constitute an agreement for lease/ Buyer's Agreement ("**Buyer's Agreement**") and does not entitle you to the final allotment. The provisional allotment shall become final and binding only upon execution of the Buyer's Agreement.
- (v) We shall be forwarding to you, two copies of the Buyer's Agreement within due course. You are requested to kindly sign both the copies on all the pages and return them within [●] ([●]) days from the date of dispatch by us, failing to which we will be entitled to forfeit the booking amount deposited by you with us till date in accordance with the provisions of Real Estate (Regulation and Development) Act, 2016 and the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 as amended till date.
- (vi) Please further note that the Buyer's Agreement contains detailed terms and conditions of the sale of the Unit in your favor. Further, in the event of any contradiction between terms of

either of the documents, the terms and conditions embodied in the Buyer's Agreement shall prevail.

Thanking You,
Yours Faithfully,

For Ambit Buildwell Private Limited

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Allottee
(Authorised Signatory)

Dated:

Annexure I
Description of Total Price

DETAILS OF TOTAL PRICE

Block/Building/Tower no. [■] unit no. [■] Type [■] Floor [■]	Rate of Unit per square feet
Carpet Area (sq. ft.)	[■]
Super Area (sq. ft.)	[■]
Basic Price (on the basis of Carpet Area)	[■]
Preferential Location Charges (PLC)	[■]
GST	
Total price (in Rupees)	[■]
Other Charges (<i>To be decided and charged at the time of offer of possession</i>)	

* Note: The Total Price shall not include the other charges such as electrical connection charges, water connection charges, advance common area maintenance charges for 2 (two) years, Meter Charges, CCTV Infrastructure, Sewerage Connection Charges, sinking fund, possession related charges, etc. and the same shall be charged over and above the Total Price and such charges are liable to change in case of increase or decrease of area and/or levy of any fresh taxes, cesses, charges by the Government and/or other circumstances mentioned in the Agreement.

Annexure II

PAYMENT PLAN

NOTE:

- Payment to be made by Demand Draft(s)/Pay Order(s)/Cheque(s)/ RTGS only drawn in favor of " _____ " **payable at** _____.
- Allotment to Non-Resident and Nationals of Indian Origin will be subject to laws of the Republic of India.
- For Non-Resident/Foreign Nationals of Indian Origin, all remittance, acquisition/transfer of said Unit and compliance shall be as per the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory obligations.