

RAPID BUILDTECH PVT LTD

CROP.OFF-11TH FLOOR, PARAS TWIN TOWER, GOLF COURSE ROAD, SEC-54,GURGAON,HARYANA – 122002

PROVISIONAL ALLOTMENT LETTER

Date:

Client Name:

Address:

Contact No.:

Dear Sir/Madam,

Subject: Provisional allotment of residential Plot bearing no. [•] having area admeasuring [•] [square yards/square meter] ("**Plot**") situated in the project "[•]" ("**Project**") in Block [•] Sector [•], Village Maliyana, Tehsil-Sadar, District-Meerut, Uttar Pradesh. The Project is registered with RERA 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 Plot subject to the following terms and conditions:

- (i) All definitions 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 Plot 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 Plot does not constitute an agreement for sale/ Agreement to Sell ("**Agreement to Sell**") and does not entitle you to the final allotment. The provisional allotment shall become final and binding only upon execution of the Agreement to Sell.
- (v) We shall be forwarding to you, two copies of the Agreement to Sell 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 ("**RERA**") and the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 as amended till date.
- (vi) Please further note that the Agreement to Sell contains detailed terms and conditions of the sale of the Plot in your favor. Further, in the event of any contradiction between terms of

either of the documents, the terms and conditions embodied in the Agreement to Sell shall prevail.

Thanking You,
Yours Faithfully,

For Rapid Buildtech 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)

(Authorised Signatory)

Allottee

Dated:

Annexure I

Description of Total Price

[AZB Comment: Client to confirm]

DESCRIPTION OF TOTAL PRICE

DETAILS OF TOTAL PRICE AND OTHER CHARGES

Block no. [▪] Plot no. [▪] Type [▪]	Rate of Plot per [square meter / square yard]
Area	[▪]
Basic Price	[▪]
Preferential Location Charges	[▪]
GST	[▪]
Total price (in Rupees)	[▪]
Other Charges*	[▪]

**Note: The Total Price shall not include the Other Charges, and the same shall be charged over and above the Total Price and such Other Charges shall be decided and charged at the time of offer of possession and 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

[AZB Comment: Client to insert the payment plan]

NOTE:

- Payment to be made by Demand Draft(s)/Pay Order(s)/Cheque(s)/ RTGS only drawn in favor of " _____ " payable at _____. *[AZB Comment: Client to Confirm.]*
- Allotment to Non-Resident and persons 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 Plot and compliance shall be as per the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory obligations.