



EMAIL : gajananinfrastructure2020@gmail.com

ADDRESS: GAJANAN INFRASTRUCTURE,  
708,7<sup>th</sup> FLOOR SWANIK ARCADE,  
OPP. VARDAN TOWER,  
PRAGATINAGAR, KK NAGAR NARANPURA,  
AHMEDABAD  
PIN CODE 380013.

**On the Letter Head of [Developer Company's Name]**

Ref. No. \_\_\_\_\_

Date:

To,

\_\_\_\_\_ (Name of the Purchaser)

\_\_\_\_\_ (Address)

\_\_\_\_\_

Dear Sir/Madam,

**Sub : Booking/Allotment of Unit/Flat/Shop No.\_\_\_\_\_ in the scheme "DEV RESIDENCY-5" situated on the Non-Agricultural Land bearing Final Plot No.175, containing by total admeasuring 2534 Sq. Mtrs. (allotted in lieu of Survey No.164/3 of Account No.469) of T.P. Scheme No.18 having City Survey No.1418/2/2, containing by total admeasuring 2656 Sq. Mtrs. Paiki undivided Western Side Land, containing by admeasuring 848 Sq. Mtrs. i.e. 1014.20 Sq. Yds. or thereabouts, situate, lying and being at Mouje Village Ghatlodia, Taluka Ghatlodia in the Registration District Ahmedabad and Sub-District Ahmedabad-2 (Vadaj).**

1. We are pleased to inform you that upon considering your application and subject to terms and conditions appearing hereinafter, **GAJANAN**

**INFRASTRUCTURE** (hereinafter referred to as "the Promoter") has provisionally allotted **Unit/Flat/Shop No.** \_\_\_\_\_ admeasuring about \_\_\_\_\_ sq. ft. equivalent to \_\_\_\_\_ sq. mtrs. of Carpet Area (admeasuring about \_\_\_\_\_ sq. ft. equivalent to \_\_\_\_\_ sq. mtrs. of Builtup Area) situated on the \_\_\_\_\_ floor in **Block** \_\_\_\_\_ of the building known as "**DEV RESIDENCY-5**" **TOGETHER WITH** proportionate rights to used common parts, portions, areas, facilities, and amenities in the said scheme and along with stipulated undivided rights of \_\_\_\_\_ sq. mtrs. interest in the Project Land.

That the Project Land is bounded as follows:

East :-

West :-

North :-

South :-

That the said Unit/Flat/Shop is bounded as follows:

East :-

West :-

North :-

South :-

2. The sale consideration payable for the said Unit/Flat/Shop is **Rs.** \_\_\_\_\_ /- (**Rupees** \_\_\_\_\_ **Only**). This allotment shall be subject to payment of other charges to be paid by you for acquiring the said Unit as appearing hereinafter.
3. On payment of more than 10% total consideration promoter will execute agreement for sale in favor of purchaser.
4. The amount paid along with the Application Form shall be treated as your Earnest Money towards acquisition of the said Unit and you shall pay the balance of the Sale Consideration in accordance with the Payment Plan annexed hereto as **Annexure 'A'**. In the event of you failing to pay the balance consideration and the other charges in time or if there is any delay on your part in making payment of any installment and/or other charges, in accordance with the Payment Plan, you shall be charged interest @ 12% per annum

- calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon which is duly acknowledged by you.
5. Please note that if any of the cheques or other instruments of payment issued by you are dishonoured caused any reason whatsoever, then the Developer shall be fully entitled, at its sole discretion, to levy penal interest calculated @ 12% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon and including any other charges/interest that may be charged by the Bank, if any, in case of cancellation of the booking amount of 10% would be charged as the “**Booking Cancellation Amount**”.
  6. This allotment is subject to your making timely payments and complying with all your obligations, terms and conditions, more particularly described in **Annexure 'B'** hereto. If you fail to comply with any of your obligations under the transaction as mentioned herein or otherwise including further timely payments of the sale consideration as aforesaid then the Developer shall be fully entitled, at its sole discretion at any stage to cancel the Allotment/Booking of the said Unit and shall forfeit the Earnest Money paid hereunder.
  7. In token of your confirmation of the above, please return duplicate copy of this letter duly signed by you.

Thanking You,

Yours sincerely,

**For Gajanan Infrastructure,**

**Authorized Signatory**

Encl.: As above.

**I accept the above terms & conditions**

**Purchaser's Name:**

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**Signature of Purchaser**

**ANNEXURE – A**  
**PAYMENT SCHEDULE**

| On or Before Date | Amount to<br>be paid (Rs.) |
|-------------------|----------------------------|
|                   |                            |
|                   |                            |
|                   |                            |
|                   |                            |
|                   |                            |
|                   |                            |
|                   |                            |
|                   |                            |
|                   |                            |
| <b>TOTAL Rs.</b>  |                            |

**ANNEXURE - B**  
**TERMS AND CONDITIONS OF ALLOTMENT**

- (a) The Sale Consideration of the Said / Unit / Shop is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only). As on the date hereof the Purchaser has paid a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) as an Initial Payment (hereinafter referred to as "Earnest Money") and being Part Payment out of Total Sale Consideration of said Unit. The Purchaser hereby agrees to pay to the Developer/Owner the Balance Payment/Amount of the Sale Consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) (hereinafter referred to as the "Balance Sale Consideration") for the purchase of the Said Unit in the manner set out in the Annexure-A mentioned hereinabove;
- (b) Unless otherwise mutually agreed by the parties, only upon the payment of the Balance Sale Consideration and other charges the execution/registration of the Sale Deed in favour of the Purchaser with respect to the said Unit ("Sale Deed") shall be executed by the developer.
- (c) The Purchaser shall make payment of the Sale Consideration under this Agreement by account payee cheques and/or demand drafts and/or pay orders (including remittances from abroad) in favour of "GAJANAN INFRASTRUCTURE" payable at Ahmedabad.
- (d) The terms and conditions mentioned herein shall stand merged into Sale Deed executed by the Developer as regards the said Unit ;
- (e) The Purchaser shall pay the applicable stamp duty, registration charges Legal/ Advocate charges and other incidental expenses payable, at the time of registration of the Sale Deed whenever the same is executed;
- (f) The Purchaser shall bear and pay all applicable taxes/levies/cesses and/or any increase thereto including Goods and Services Tax, local taxes, water charges, insurance, duties, cess and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other

public authority, as and when demanded by the Developer including but not restricted to applicable taxes on sale of the Unit by the Developer or on account of change of user of the said Unit of the Purchaser;

- (g) The Purchaser shall not have any right to transfer, assign or part with Purchaser's interest or benefits of the said Unit without written consent of the Developer;
- (h) Upon termination of this allotment, the Purchaser shall have no right, title and interest in the said Unit and the Developer shall be at liberty to dispose off and sell the said Unit to such person and at such price as the Developer may in its absolute discretion think fit.