

Ref. No. _____

Dated: _____

To,

Sole/First Applicant : Mr. _____

Second Applicant : NA

Third Applicant : NA

Address : _____

Dear Sir/Madam,

1. Sub.: Residential Project bearing the name “Sheth Serenita” to be developed on non-agricultural lands bearing (1) Sub - Plot No. 21/A and (2) Sub - Plot No. 21/B being amalgated and allotted Sub -Plot No. 21 aggregate admeasuring 1916-00 square yards equivalent to 1602-00 square meters (approx.), together with the right to use common roads, common plots, common amenities and facilities of The Shantisadan Co-Operative Housing Society Ltd. situate, lying and being on Final Plot No. 709 admeasuring 4957 square meters comprised in the Town Planning Scheme No. 3/5 of Mouje: Chhadawad, Taluka: Sabarmati of Registration Sub – District: Ahmedabad – 3 (Memnagar) District: Ahmedabad. (hereinafter referred to as “the land”) and proposed to develop a project known as “Sheth Serenita” (hereinafter referred to as “the project”)

Ref.: Your Booking Form Dated _____ for booking Flat No.____, on ____ floor in the scheme bearing the name “Sheth Serenita”

1. **M/S. SHETH BUILD HOME LLP (“the Promoter”)** is pleased to inform you that the Promoter has provisionally allotted to you, the Flat No.. _____ on _____ Floor admeasuring _____ square feet (Carpet Area) i.e. _____ square meter in its scheme known as “Sheth Serenita” (“the said Unit”).
2. You have agreed to purchase and acquire and we have agreed to sell the said Unit on the terms and conditions more particularly set out in the Agreement to Sell available on our web portal for perusal (Web-link: _____). You have also taken inspections of documents, title deeds, sanctioned plans, layout plans, Rajachitthi (Commencement Certificate) and all relevant documents recited in such Agreement to Sell

and thus have agreed to purchase the said Unit upon fully being satisfied with our title.

3. We have also explained to you that the development as per the layout for the construction of the said scheme / Project has been undertaken by us, and further that we are in process to obtain requisite permissions from Gujarat Real Estate Authority.
4. You have agreed to acquire the said Unit at or for a lump sum consideration of Rs. _____/- (Rupees _____ Only), including consideration towards the common areas and facilities.

The above shall not include any cost and expenses to be incurred towards Maintenance, Water & Electricity Charges, Club usage charges, legal charges, GST, Stamp Duty & Registration Fees, and/or any other taxes/dues that may be levied by the State / Central Government from time to time.

5. The Promoter has accepted and hereby acknowledges the receipt of booking amount paid by you being Rs. _____. The balance Sale Consideration of Rs. _____ to be paid by you in accordance with the Payment Plan as detailed in the Agreement to Sell available on our web portal for perusal (Web-link: _____)'. In the event of failure on your part, to pay the balance consideration 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 liable to pay interest @ 15 % per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon. This shall be in addition to the rights the Promoter may otherwise have as per the applicable law. Please be informed that the payment of the balance sale consideration shall strictly be in accordance payment plan and that time shall be of essence.
6. Subject to making payment of ten percent of the total consideration, the Agreement to Sell shall be executed by the Promoter in your favor. It is further stated and agreed that upon payment and realisation of such total consideration you / Service Society/ Limited Co/ Apex Body/ Federation will be eligible for a Deed of Conveyance in respect of the said Unit and common areas and facilities.
7. This Allotment Letter contains the preliminary terms governing the allotment of the said Unit by the Promoter to the Allottee(s)/Applicant(s). This Allotment Letter and the agreed terms and conditions of the booking form does not vest any right, title or interest to the Allottee(s)/Applicants(s)

or any other persons with respect to the said Unit. The Promoter shall have the first lien and charge on the said Unit for all its dues that may become due and payable by the Allottee(s)/Applicants(s) to the Promoter.

8. It is hereby expressly stated that no possession is handed over to the Allottee(s)/Applicant(s) under this Allotment Letter and the Promoter shall continue to be the owner of the said Unit. The Possession of the said Unit shall be handed over only after receipt of the entire consideration and upon execution of the Sale Deed/Deed of Conveyance or upon obtaining Building Use Permission, whichever is later.
9. It is hereby stated that the booking of the said Unit is subject to your making timely payments and complying with all the obligations and also subject to execution of our standard formal Agreement to Sell executed by us, within 15 days from the date of intimation from the Promoter, which shall contain the detailed terms and conditions. If you fail to sign, execute and register the Agreement to Sell within the stipulated period and/or if you fail to comply with any of your other obligations under the transaction including (without limitation) further timely payments of the sale consideration as aforesaid, then the Promoter shall be fully entitled, at its sole discretion to forfeit the entire amount paid by you and shall undertake termination in accordance with the terms agreed under the Agreement to Sell irrespective being executed or not.

In token of your confirmation of the above, please return the duplicate copy of this letter duly signed by you.

Thanking You,

Yours sincerely,

For **M/S. SHETH BUILD HOME LLP**

MR. BHAVESH SHANTILAL SHETH

Designated Partner

I have read the terms and conditions of Agreement to Sell and also accept the above terms & conditions:

(Mr. _____)