

Date: _____

To:

Dear Sir,

Sub. :

Booking Letter for Flat No..... in the building known as “DEVASHRAY RESIDENCY” situate, being and lying at all that piece or parcel of Freehold Non-Agricultural Residential Use Land bearing Revenue Survey No.893 Paiki admeasuring 6380 sq.mtrs. Paiki, T.P. Scheme No.107 (Ramol), F.P. No. 113, admeasuring 3828 sq.mtrs. Carpet Area allotted in lieu of Revenue Survey No. 893 Paiki of Mouje Vastral of Vatva Taluka in the Registration District of Ahmedabad and Sub- District of Ahmedabad - 12 (Nikol) and situated at : Devashray Residecny, Vastral, Ahmedabad.

This is with reference to your request/offer to purchase from us a Flat No..... admeasuring carpet area of square mtrs, being and lying all that piece or parcel of Freehold Non-Agricultural Residential Use Land bearing Revenue Survey No.893 Paiki admeasuring 6380 sq.mtrs. Paiki, T.P. Scheme No.107 (Ramol), F.P. No. 113, admeasuring 3828 sq.mtrs. Carpet Area allotted in lieu of Revenue Survey No. 893 Paiki of Mouje Vastral of Vatva Taluka in the Registration District of Ahmedabad and Sub- District of Ahmedabad - 12 (Nikol) and situated at - Devashray Residency, Vastral, Ahmedabad.

We hereby acknowledge and admit the Receipt of Rs...../-(Rupees Only) from you towards earnest money deposit for booking the shop/ Office from us.

This is record that we have given inspection to you of the Conveyance Deed and all other documents, letters, papers and writings in relation to our title as well as plans sanctioned by the Ahmedabad Municipal corporation (for short, the AMC) designs, specifications, etc, as required under the provisions of Gujarat Town Planning and Urban Development Act, 1976, and the Rules framed there under (hereinafter referred to as the said Act) and you have perused all the documents related to our title to the above land and approved plan along with commencement certificate issued by the AMC And further the model Agreement of sale to be executed into between you and us and us and the future development plan on the said plot as stated in the model Agreement. You have satisfied you self that our title of the property is clear and marketable. No further requisition regarding the same shall be entertained.

In response to your request, We (herein after referred to as ‘ the Vendor’’) have reserved for you the above mentioned Flat for the lump sum price of Rs...../-(Rupees Only) subject to the following terms and conditions.

1. You will pay to us lump sum price of Rs...../-(Rupees) in consideration of sale of the said Flat by us to you.
2. Over and above the lump sum price herein before mentioned, (a) you will have to bear and pay wholly and exclusively GST, all statutory taxes, dues, levies and duties by whatever name called and/or of whatsoever nature levied/charged or to be levied/charged by the State and/or the Central Government or any other competent Corporation in respect of this transaction i.e. purchaser of the said unit from us, (b) you will bear and pay all the stamp duty and registration charges payable on the Agreement for Sale to be executed between us and you and (c) other charges mentioned in the model Agreement of Sale draft of which you have seen and approved.
3. You shall pay to us the aforesaid lump sum price of the said unit in the installments as per the payment schedule set out hereunder. Please note that it has been specifically agreed and understood between you and us that the payment of installments on time is the essence of the contract. If payment is not received within stipulated period given in the “Installment Call Notice”, the allotment will be cancelled and 10 percent of the price of the said unit will be forfeited and the balance amount will be refunded without any interest. Alternatively, interest as per rules will be charged. The discretion will rest absolutely with the Promoters. Interest on delayed payments can be charged alongwith installments or at the time of transfer/possession of the said unit as per the discretion

of Promoters. You are also required to note that the delay in payments of the installments shall cause the delay in handing over possession of the said unit to you beyond the proposed completion period as mentioned herein under.

4. If for any reason whether within or beyond our control the whole or part of the projection is abandoned, no claim will be preferred except that your money will be refunded as per rules.

5. We hereby further record that we shall be tentatively handing over possession of the above said Flat to you on or about _____ subject to "FORCE MAJURE" clause as contained in our Model Agreement of Sale, shown to you. For any reason, if we are unable to give you possession of the said Flat, you will be paid back whatever money you paid to us as per rules.

6. We have today handed over to you printed draft Agreement to Sell proposed to be executed between us and you for the purpose of getting the said agreement stamped according to the Gujarat Stamp Act, 1958. You are requested to pay to the State Govt. required stamp duty as per Law and call on us in our office for its execution at an early date. You are further requested, upon getting the Agreement duly stamped and executed between us and you, to present to the Sub-Registrar of Assurance the same for the purpose of registration as required at your earliest and inform us confirming having presented to the Sub-Registrar of Assurance for the purpose of registration so as to enable us to admit the execution of the same before Sub-Registrar of Assurance at our end.

7. You shall not be entitled to sell and/or transfer your right, title, interest and benefits under this letter of Booking and or Agreement of Sell to be executed and registered to any third party without NO OBJECTION CERTIFICATE from us. We shall be entitled to charge the transfer fee for giving such NO OBJECTION CERTIFICATE (NOC). You shall not be entitled for grant of such 'No Objection Certificate' (NOC) unless and until you pay all sums payable to us till then.

8. Due to modification and or Amendment of GDCR, if any change in the approved plan is required to be made by the AMC or by the Architects or the Promoters, resulting in reduction or increase the area as mentioned above, no claims, monetary or otherwise will be raised or accepted except that the lump sum price as mentioned above will be reduced or increased on prorata basis.

PAYMENT SCHEDULE

Sr. No.	Stage	Percentage
1.	Booking	10 %
2.	At the time of Agreement to Sell	20%
2.	Completion of Plinth	15 %
3.	Completion of 1st Slab	4.5 %
4.	Completion of 2nd Slab	4.5 %
5.	Completion of 3rd Slab	4.5 %
6.	Completion of 4th Slab	4.5 %
7.	Completion of 5th Slab	4.5 %
8.	Completion of 6th Slab	4.5 %
9.	Completion of 7th Slab	4.5 %
10.	Completion of Terrace Slab	4.5 %

11.	Completion of Brickwork	4.5 %
12.	Completion of Internal plaster	4.5%
13.	Completion of external plaster	2.5 %
14.	Completion of tiling	2.5 %
15.	Possession	5%
	TOTAL	100 %

(Rupees _____ Only)

9. You shall observe and abide by all the terms and condition mentioned herein before and also contained in the model Agreement of Sell.

Thanking you,

Your faithfully,

For, SOMABHAI DEVABHAI
Pro. of DEVASHRAY RESIDENCY

I Accept Witness
