

DRAFT ALLOTMENT LETTER

Ref. No. _____

Dated:

To,

Name of the Client
Address

Dear Sir/Madam,

Sub : Provisional Booking/Allotment of Unit No. _____ on Floor _____ in _____ Corporate House No. _____ / BTS No. _____ / Commercial Tower in the commercial scheme of Inspire Business Park located at Shantigram Township, Nr Vaishnodevi Circle, SG Highway, Ahmedabad.

1. We are pleased to inform you that upon considering your application and subject to the terms & conditions appearing hereinafter, Shantigram Estate Management Private Limited ("**Promoter**") has provisionally allotted Unit/ Shop/ Office No. on _____ floor of Commercial Tower or CH No. _____ or BTS No. _____ ("**said Unit**") to you in Inspire Business Park at Shantigram Township, Nr Vaishnodevi Circle, SG Highway, Ahmedabad ("**Project**"), being developed by the Promoter. The Carpet Area of the said Unit allotted is approximately _____ square mtrs (equivalent to _____ sq. ft). The basic sale consideration payable for the said Unit is **INR _____ /- (Rupees _____ only)**. Location of the Unit and the Project are more particularly described in annexure annexed hereto and marked as **Annexure 'A'**. This provisional allotment shall be subject to payment of basic sale consideration & other charges to be paid by you for acquiring the said Unit as appearing hereinafter.
2. The amount paid along with the Application Form shall be treated as your earnest money towards the acquisition of said Unit and you shall pay the balance of the basic sale consideration in accordance with the Payment Plan annexed hereto as **Annexure 'B'**. The other charges that are payable by you at the time of execution of Agreement for Sale / Conveyance Deed towards the acquisition of the said Unit over and above the sale consideration are annexed hereto as **Annexure 'C'**. 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 Annexures hereunder, 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.
3. Please note that if any of the cheques or other instruments of payment issued by you are dishonoured for any reason whatsoever, then the Promoter shall be fully entitled, at its sole discretion, to charge a payment dishonor charge of INR 5,000/-

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(Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be INR 10,000/- (Rupees Ten Thousand only) in addition to the interest for delayed payment and including any other charges/interest that may be charged by the Bank, if any.

4. This allotment is subject to your making timely payments and complying with all your obligations, terms and conditions, more particularly described in **Annexure 'D'** 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 Promoter 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.
5. In the event of any default by you of the terms of this allotment letter or Agreement for Sale or the Conveyance Deed, the Promoter shall be entitled to terminate this allotment / booking of the said unit in your favour, at its sole discretion, and shall be entitled to forfeit the amount paid for allotment / booking of the said Unit.
6. 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 **SHANTIGRAM ESTATE MANAGEMENT PRIVATE LIMITED**

Authorized Signatory

Encl : As above.

I accept the above terms & conditions

(Name of Allottee)

Shantigram Estate Management Pvt Ltd
CBD, Shantigram
Nr Vaishnodevi Circle, SG Highway
Ahmedabad 382 421
Gujarat, India
CIN: U45200GJ2005PTC047086

Tel +91 79 2555 6700
Fax +91 79 2555 6755
shantigram@adani.com
www.shantigram.com



Unit

North:

South:

East:

West:

Project

North: _____

South:

East: _____

West:

PAYMENT SCHEDULE*

[illegible]

*{Subject to change based on commercial discussion with the Allottee}

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ANNEXURE - D

TERMS AND CONDITIONS OF ALLOTMENT

- (a) The sale consideration of the said Unit is Rs. [_____] /- (Rupees [_____] Only). As on the date hereof the Allottee has paid a sum of Rs. [_____] /- (Rupees [_____] Only) as initial payment (hereinafter referred to as “**Earnest Money**”) and being part payment of the sale consideration. The Allottee hereby agrees to pay to the Promoter the balance amount of the sale consideration of Rs. [_____] /- (Rupees [_____] Only) 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 Conveyance Deed in favour of the Allottee with respect to the said Unit (“**Conveyance Deed**”) shall be executed by the Promoter.
- (c) The Allottee shall make payment of the sale consideration towards the said Unit by account payee cheques and/or demand drafts and/or pay orders (including remittances from abroad) in favour of “_____” payable at _____. The other payments with regard to amount including but not limited to maintenance charges, maintenance deposits, township deposit, township maintenance, taxes, electricity charges, Municipal Corporation Charges, statutory dues etc. as provided in Annexure ‘B’ hereunder shall be payable by the Allottee separately by account payee cheques and/or demand drafts and/or pay orders (including remittances from abroad) in the manner as stated in the said Annexure. The amounts mentioned in the Annexure B hereto are indicative.
- (d) The terms and conditions mentioned herein shall stand merged into the Agreement for Sale / Conveyance Deed executed by the Promoter as regards the said Unit;
- (e) The Allottee shall pay the applicable stamp duty, registration charges Legal/Advocate charges and other incidental expenses payable, at the time of registration of the Conveyance Deed whenever the same is executed;
- (f) The Allottee 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 Promoter including but not restricted to applicable taxes on sale of the Unit by the Promoter or on account of change of user of the said Unit of the Allottee;
- (g) The Allottee shall not have any right to transfer, assign or part with Allottee’s interest or benefits of the said Unit without complete payment of consideration including other charges; and
- (h) Upon termination of this allotment, the Allottee shall have no right, title and interest in the said Unit and the Promoter shall be at liberty to dispose off and sell the said Unit to such person and at such price as the Promoter may in its absolute discretion think fit.

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