

Ref. No. _____

Dated: _____

To,

Sole/First Applicant : Mr. _____

Second Applicant : NA

Third Applicant : NA

Address : _____

Dear Sir/Madam,

Sub.: Residential cum Commercial Scheme known as “YASH-ARIAN” being developed on land bearing Survey No. 211/1 paiki and 211/2 paiki being Plot No. – B admeasuring 9257 square meters comprised in Town Planning Scheme No. 29 (Naranpura) by Final Plot No. 494 being situated on land lying and being at Mouje: Vadaj, Taluka: Sabarmati, District: Ahmedabad(hereinafter referred to as “Project”).

Ref.: YourBooking Form Dated _____for booking Residential Flat No.____, on ____ floor in Tower ____ in the scheme bearing the name “YASH - ARIAN”

1. Yash Arian Infra LLP (“**the Promoter**”) is pleased to inform you that subject to the terms & conditions mentioned in your booking form dated _____, the Promoter has provisionally allotted to you, the Unit No. _____ on _____ Floor in Tower _____ admeasuring _____ square feet i.e. _____ square meter(Carpet Area) together with balcony / Verandah admeasuring _____ square meters and wash area / balcony admeasuring _____ square meters (If Applicable) forming a part of the aforesaid Unit in its scheme known as “Yash Arian” (“**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 attached hereto as Annexure _____ / available on web portal for perusal (Web-link: _____), hereafter referred to as “**the said Agreement to Sell**”. You further confirm that you have perused the said Agreement to Sell and acquainted yourself with the terms and conditions. You have further 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. You have agreed to acquire the said Unit at or for a total consideration of Rs. _____/- (Rupees _____ Only), including consideration towards the

common areas and facilities, a comprehensive break-up of which is as under and which is more specifically enumerated in the said Agreement to Sell:

- a. Garden
- b. Club House

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

4. The Promoter has accepted and hereby acknowledges the receipt of booking amount paid by you being Rs. _____/-. The balance Sale Consideration of Rs. _____ shall be paid by you in accordance with the Payment Plan annexed hereto as Annexure '_____'. 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 @ 9% (Nine Percent) 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 with Annexure _____ and that time shall be of essence.
5. Subject to making payment of ten percent of the total consideration, the Agreement to Sell shall be executed by the Promoter joined by the land owner in your favor. It is further stated and agreed that upon payment and realisation of such total consideration you will be eligible for a Deed of Conveyance in respect of the said Unit.
6. 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.
7. 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.
8. 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 30 (thirty)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 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 **YASH ARIAN INFRA LLP**

Partner

I accept the above terms & conditions

(Mr._____)