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

Ref. No.__________ Dated:

To,
__________________ (Name of the Purchaser)
__________________ (Address)
____

Dear Sir/Madam,

Sub : Booking/Allotment of **Flat / Shop No.____** in the scheme **SAANVI NIRMAN STELLA**

1. We are pleased to inform you that upon considering your application and subject to the terms & conditions appearing hereinafter, **Saanvi Nirman Projects** (hereinafter referred to as "the Promoter") has provisionally allotted **Flat / Shop _____** to you. The Carpet Area of said Flat allotted to you, is approximately ______ Sq. Mtrs. (That is : having Built-up Area ______ Sq. Ft. as per approved plans). The sale consideration payable for the said Flat is **Rs.________/- (Rupees ________________________________ Only).** This allotment shall be subject to payment of other charges to be paid by you for acquiring the said Flat as appearing hereinafter.
2. The amount paid along with the Application Form shall be treated as your Earnest Money towards acquisition of the said Flat and you shall pay the balance of the Sale Consideration in accordance with the Payment Plan annexed hereto as **Annexure 'A'**. The other charges that are payable by you at the time of execution of Sale Deed towards acquisition of the said Flat over and above the Sale Consideration are annexed hereto as **Annexure 'B'** and the same are acceptable to you. 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

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accordance with the Payment Plan, you shall be charged interest @ ___% 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.

3. 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 @ ___% 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.
4. This allotment is subject to your making timely payments and complying with all your obligations, terms and conditions, more particularly described in **Annexure 'C'** 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 Flat and shall forfeit the Earnest Money paid hereunder.

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

Thanking You,

Yours sincerely,
For Saanvi Nirman Projects

Authorized Signatory
Encl : As above.

I accept the above terms & conditions
Name of Purchaser:

Signature of Purchaser

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ANNEXURE – A

PAYMENT SCHEDULE

On or Before Date	Amount to be paid (Rs.)
TOTAL Rs.	

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ANNEXURE – B

OTHER CHARGES TO BE PAID

Details of charges	Amount to be paid (Rs.)
TOTAL Rs.	

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ANNEXURE - C
TERMS AND CONDITIONS OF ALLOTMENT

(a) The Sale Consideration of the Said Flat / 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 Flat. 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 Flat 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 Flat ("**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 **"SAANVI NIRMAN PROJECTS"** payable at Ahmedabad. The other payments with regard to amount towards Security Deposit, advance running maintenance, share contribution, legal charges, society admission fee, maintenance deposit, proportionate share of taxes, electricity charges, Municipal Corporation Charges, statutory dues etc as provided in **Annexure–B** hereunder shall be payable by the Purchaser separately by Account Payee Cheques and/or Demand Drafts and/or Pay Orders (including remittances from abroad) in favour of "____________________" payable at __________. The amounts mentioned in the Annexure – B hereto is indicative.

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(d) The terms and conditions mentioned herein shall stand merged into Sale Deed executed by the Developer as regards the said Flat;

(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 Flat by the Developer or on account of change of user of the said Flat 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 Flat;

(h) Upon termination of this allotment, the Purchaser shall have no right, title and interest in the said Flat and the Developer shall be at liberty to dispose off and sell the said Flat to such person and at such price as the Developer may in its absolute discretion think fit.

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