

VENUS PALM INFRASPACE LLP

1101-VenusAmadeus, Jodhpur Cross Road, Satellite Ahmedabad - 380015

Ref. No. _____

Dated: _____

To,

Sole/First Applicant : Mr. _____

Second Applicant :

Third Applicant :

Address : _____

Dear Sir/Madam,

Sub.: Commercial Project named **“Venus V-ONE”** scheme situate Non-Agricultural Land bearing Sub-Plot No. 2 admeasuring 2064.36 Sq. Mts. (as per sanctioned plan) and admeasuring 2163 Sq. Mts. (as per 7/12 extract) forming part of Final Plot No. 19 admeasuring 10402 Sq. Mts. comprised in Town Planning Scheme No. 18 (Sarangpur) situate, lying and being at Mouje: Raj-Hirpur, Taluka: Maninagar, Registration District: Ahmedabad and Sub-District of Ahmedabad-7 (Odhav) bounded as mentioned below, (hereinafter referred to as “Project”).

On or towards East : Final Plot No. 19 paiki

On or towards West : Land of Bhavanipura of Village
Raghunathpura

On or towards North : Final Plot No. 19 paiki and T.P. Road

On or towards South : Final Plot No. 19 paiki

Ref.: Your Booking Form Dated _____ for booking Shop No./Office No._____, on _____ floor of the Project in the scheme named **“Venus V-ONE”**.

1. **M/S. VENUS PALM INFRASPACE 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 Shop/Office bearing no. _____ admeasuring _____ square feet (Carpet Area) i.e. _____ square meter on the _____ Floor of the scheme known as “_____” (“the said Unit”).
2. The said project is registered under the provisions of the Act with the Gujarat Real Estate Regulatory Authority vide registration no. _____,
3. 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: _____), hereafter referred to as **“the said Agreement to**

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Sell”. You further confirm that you have perused the said Agreement to Sell and acquainted yourself with our title to the said land. You have further also taken inspections of documents, title deeds, approved plans, Rajachitthi (Commencement Certificate) and all relevant documents recited in such Agreement to Sell. You have thus agreed to purchase the said Unit upon fully being satisfied with our title.

4. We have also explained to you that the development of the said Scheme/Project which shall be undertaken by us as and when requisite permissions in that respect are obtained from the competent authority/ies. We may further state that the layout for the construction of the said scheme, shall be subject to final approval from the concerned authorities including the Gujarat Real Estate Authority.

5. You have agreed to acquire the said Unit at or for a total consideration of Rs. _____/- (Rupees _____ Only), including consideration towards the common amenities, a broad break-up of which is as under and which is more specifically enumerated in the said Agreement to Sell:

- a.
- b.

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.

6. 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 as per prevailing SBI MCLR base rate + 2% 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.

7. Subject to making payment of ____ percent of the total consideration, the Agreement to Sell shall be executed by the Promoter in your favor. It is further

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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 and _____ Complementary car parking space as allotted by us and _____ Additional Car parking Space.

8. 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 in 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.
9. It is hereby expressly stated that no possession of Unit 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.
10. 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 by you, within _____ 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.

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

Thanking You,
Yours sincerely,

M/S. VENUS PALM INFRASPACE LLP

Mr. _____

I accept the above terms & conditions

(Mr. _____)