



# DHARMJIVAN

Ref no. \_\_\_\_\_  
Date: \_\_\_\_\_  
**INFRASTRUCTURE**

Site Address :  
DWARAKESH FRAGRANCE  
Nr. SWA, T.P. 44, Tapovan Circle  
Chandkheda, Ahmedabad.  
Website : www.dwarkeshgroup.com



To,  
Sole First Applicant : Mr. \_\_\_\_\_  
Second Applicant : \_\_\_\_\_  
Third Applicant : \_\_\_\_\_  
Address : \_\_\_\_\_

**Dear Sir/Madam,**

**Sub:** Commercial Project named “**Dwarkesh FrAGRANCE**” Scheme situate Non-Agricultural Land bearing Revenue Survey No- 818/1+2 & 826/1 admeasuring 32173 sq. mtrs Final Plot 62/1/A/8 admeasuring 18236.12 sq. mtrs and comprised in the Town Planning Scheme No-44 (Chandkheda) situate, lying and being at Mouje Chandkheda, Taluka Sabarmati District Ahmedabad Bounded as Mentioned below (herein after referred to as “project”).

On or towards East : Commercial Scheme Amrakunj  
On or towards West : Swa Bunglow & Gokul  
On or towards North : 24 Mtrs T.P. Road  
On or towards South : SMS Hospital compound

**Ref:** your Booking Form Dated \_\_\_\_\_ for Booking Shop/ Flat No- \_\_\_\_\_ on \_\_\_\_\_ Floor in Block \_\_\_\_\_ of the Porject in the Commercial & Resi. Scheme Named “**Dwarkesh FrAGRANCE**”.

1. **DHARMJIVAN INFRASTRUCTURE, A PARTNERSHIP FIRM** (“the promoter”) is pleased to inform you that the Promoter has provisionally allotted to you, the SHOP/FLAT bearing No- \_\_\_\_\_ admeasuring \_\_\_\_\_ square Feet (carpet area) i.e. \_\_\_\_\_ square meter, balcony admeasuring \_\_\_\_\_ square meter , wash area admeasuring \_\_\_\_\_ square meter and terrace admeasuring \_\_\_\_\_ square meter on the \_\_\_\_\_ Floor of the scheme know as “**DWARAKESH FRAGRANCE**” together with the undivided proportionate share \_\_\_\_\_ sq. mtr. Bounded as Mentioned below (herein after referred to as “project”).

On or towards East :  
On or towards West :  
On or towards North :  
On or towards South :

2. The said project is registered under the provisions of the Act with the Gujarat Reat Estate Regulatory Authority vide registration No. \_\_\_\_\_.
3. You have agreed to purchase and acquire and we have agreed to sell the said SHOP/FLAT 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



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DWARKESH

FRAGRANCE

WOMEN'S MAGNIFICENT PENTHOUSE  
SHOWROOMS

to sell" you further confirm that you have perused the said Agreement to sell and acknowledged 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 that 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 Flat 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 said Agreement to sell:

a.

b.

The above shall not include any cost and expenses to be incurred towards Maintenance, Water and Electricity Charges, Club usage Charges, legal charges, GST, Stamp Duty and 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 acknowledge 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 installation 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 right the Promoter may otherwise have as per the applicable law. Please be conformed that the payment of the balance sale consideration shall strictly be in accordance with Annexure \_\_\_\_\_ and that time shall be of essence.

7. **DHARMJIVAN INFRASTRUCTURE, A PARTNERSHIP FIRM** shall execute Registered Agreement to Sale in favour of the Allottee upon receipt of 10% of the Basic Cost. On receipt of amount of 10% promoter will inform you to execute Registered Agreement to Sale through SMS/Email/Letter on receipt of which you are required to execute that same, failing which, the promoter is not responsible for the consequences, legal or technical, which may arise on account of such non-compliance.

8. 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 stated and agreed that upon payment and realization of such total consideration you will be eligible for a Deed of Conveyance in respect of the said Unit and



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DWARKESH  
FRAGRANCE

3 & 4 BHK LEVIS HOME + MAGNIFICENT PENTHO  
& SHOWROOMS

9. This Allotment Letter contains the preliminary terms governing the allotment of the said Flat by the Promoter to the Allottee(s)/Applicant(s). This Allotment Letter and the agreed terms and condition of the booking form does not vest and right, title of interest in the Allottee(s)/Applicants(s) or any other persons with respect to the said Flat. The Promoter shall have the first lien and charge on the said Unit for its all its dues that may become due and payable by the Allottee(s)/Applicant(s) to the Promoter.
10. 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 Flat shall be handed over only after receipt of the entire consideration and upon execution of the Sale Deed/Deed of Conveyance.
11. 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 obligation 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,

**Dharmjivan Infrastructure**

Mr. \_\_\_\_\_

Authorised Signatory

\_\_\_\_\_  
I accept the above terms & conditions

(Mr. \_\_\_\_\_)