

SHREE SIDDHI INFRABUILD PRIVATE LIMITED,

D-1001, Ganesh Meridian, SG Highway, Opp. Gujarat High Court,

Ahmedabad-380015

Email: darshan@shreesiddhi.co.in

Dear Mr./ Mrs.

('Proposed Purchaser')

Reference: Application for allotment of Unit

**Sub: Allotment of Unit No. _____ in Block _____ in "GANESH GLORY 11"
Nr. BSNL Tower, Jagatpur-Chenpur Road, SG Highway, Jagatpur,
Ahmedabad-382481**

We have launched a Project named "Ganesh Glory 11" registered under RERA bearing RERA Registration no. _____ to or being constructed on All that piece and parcel of Non-Agricultural land bearing Block No. 177 (Old Revenue Survey No. 159/1 & 159/2) admeasuring 17,301 sq. mtrs and as per Town Planning Scheme No. 35 (Jagatpur) the said land bears Final Plot No. 11/1 admeasuring 10,380 sq. mtrs. AND Block No. 178 (Old Revenue Survey No. 158) admeasuring 12,950 sq. mtrs and as per Town Planning Scheme No. 35 (Jagatpur) the said land bears Final Plot No. 11/2 admeasuring 7,770 sq. mtrs. total land admeasuring of 18,150 sq. mtrs. of Mouje Jagatpur, Taluka Ghatlodia in the District of Ahmedabad & Registration Sub-District of Ahmedabad-8 (Sola).

That you have booked unit no. _____ admeasuring _____sq.mtrs. of Carpet area with balcony admeasuring _____Sq.mtrs. and Open Terrace admeasuring _____sq.mtrs. being total area of _____sq.mtrs. The consideration of the above unit is Rs. _____/-including for the common areas and facilities as provided. There is no exclusive parking areas/ in case of exclusive parking area, parking space no. _____will be allotted with the unit.

As the proportionate undivided right in the common areas and the proportionated undivided interest in the land will be conveyed to the Purchaser/s the same will not be conveyed to the service society however, the Developer will form a service Society to manage and maintain the Common areas of the Society of which the Purchaser shall become member by signing all the necessary forms. The Said unit is allotted to Mr._____ who undertakes to abide by the conditions of booking and terms of payment as mentioned herein and the Agreement to sell and that not more than 10% of the consideration of the unit shall not be collected without entering into Agreement to Sell as per provisions of the RERA. The Allottee shall agree to abide by all other conditions as mentioned in the Agreement to Sell.

SALE CONSIDERATION

Total Sale Consideration	Rs.
Amount received as part payment against this Allotment letter	Rs.

The Booking letter is Subject to full & final payment and rules and regulations of the scheme, and additional payments towards Service Society formation charges, Maintenance Advance, AMC/AUDA charges, Stamp Duty, Registration charges, Legal Charges and other statutory charges, GST, other taxes & laws applicable.

Extra charges will be as follows

Extra Charges Rs/ sq.mtr.	
Maintenance Deposit	
Maintenance Advance	
Society formation charges	
AMC/AUDA charges, Stamp Duty, Registration charges, Legal Charges and other statutory charges, GST, other taxes will be charged extra	

Details of the consideration to be paid

1.	Booking Amount Paid Hereof Subject to realisation of cheques	10% of Sale Consideration
----	--	---------------------------

Balance Sale Consideration Payable

No.	Payment Due on	Payment
2.	Amount paid after execution of this Agreement to sell	20% of Sale Consideration
3.	On Completion of Plinth of building in which Unit is located	15% of Sale Consideration
4.	On Completion slabs including podiums and stilts of the building in which unit is located	25% of Sale Consideration
5.	On Completion of walls, internal plaster, floorings, doors and windows of the Said Unit	5% of Sale Consideration
6.	On Completion Sanitary fittings, staircases, lift wells, lobbies up to the floor of the Said Unit	5% of Sale Consideration
7.	On Completion of external plumbing and external plaster, elevation, terraces with waterproofing of the building in which Said Unit is located	5% of Sale Consideration
8.	On Completion of lifts, water pumps, electric fittings, electro mechanical & environment requirements, entrance lobby, plinth protections, paving of areas appertain & all other requirements as may be prescribed in the Agreement to sell of Unit & building in which said Unit is located.	10% of Sale Consideration
9.	On & at time of handing over of the possession of the said Unit on or after receipt of occupancy certificate or completion certificate	5% of Sale Consideration
		TOTAL 100%

Thanking you and assuring you of our best attention and services at all times.

Yours faithfully,

Shree Siddhi Infrabuild Private Limited

Authorised signatory

TERMS AND CONDITIONS OF ALLOTMENT

1. If the allotment is to be cancelled at the request of the Proposed Purchaser, before signing the agreement to sell, the same shall attract a penalty of 10% of the Consideration of the Unit.
2. Please make your cheques payable to Promoter in the name of “ _____”, payable at Ahmedabad and all refunds if any will be issued by local cheques only.
3. No transaction by cash is encouraged by the Promoter.
4. It is suggested that NRI purchasers should use their respective NRE accounts to make all transfers starting with the booking amount, the payment schedule and all other charges mentioned in this allotment letter.
5. That the Proposed Purchaser/s has fully satisfied himself /herself about the interest and the title of the Company in the said land on which the scheme will be constructed and has understood all limitations and obligations in respect thereof. That the Proposed Purchaser/s shall not be entitled to get the name of his/her nominee(s) substituted in his/her place without the prior approval of the Company, which may in its sole discretion, permit the same on such terms as it may deem fit.
6. That the Proposed Purchaser/s agrees to pay the total basic sale price and other charges of Unit as per the instalment plan opted by him/her.
7. That in case there are joint Proposed Purchasers, all communication shall be sent by the company to the Proposed Purchaser/s whose

name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the Proposed Purchasers and no separate communication is deemed necessary to the other named Proposed Purchaser/s. The Proposed Purchaser/s has/have agreed to the conditions of the company.

8. Terms and conditions herein are indicative and not exhaustive. On receipt of the consideration as proper stage as mentioned herein below an Agreement to sell inclusive of all the conditions shall be executed.
9. The Courts at Ahmedabad alone shall have jurisdiction in all disputes or matters concerning this Booking Application arising till execution of the Agreement to sell.

I/We have fully read and understood the above-mentioned terms and conditions and the same have been explained in language understood by and by and I agree to abide by the same.

Date

Signature of the Proposed Purchaser/s

Place Ahmedabad

Email of the Proposed Purchaser/s