

Ref no. _____

Dated: _____

To,

Sole First Applicant : Mr. _____

Second Applicant :

Third Applicant :

Address : _____

Dear sir/madam,

Sub: Residential Project named "EKAYA" Scheme situated at Non-Agricultural Land bearing Block/Survey No- 201/1 admeasuring 3465 sq. mtrs carved out of Final Plot No-518 comprised in the Town Planning Scheme No-29 (Naranpura) admeasuring 2079 sq. mtrs situated, lying and being at Mouje Vadaj, Taluka Sabarmati District and Registration sub District Ahmedabad Bounded as Mentioned below (herein after referred to as "project").

On or towards East : Final Plot No-201/2
On or towards West : Final Plot No-200/1+2+4+5/paiki
On or towards North : T.P. Road
On or towards South : Final Plot No-201/2

"EKAYA" FLAT NO..... Bounded as Mentioned below :-

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

Ref: your Booking Form Dated _____ for Booking Flat No- _____ on _____ Floor in Block _____ of the Porject in the Residential Scheme Named "EKAYA".

1. SPARSH BUILD CON A PARTNERSHIP FIRM ("the promoter") is pleased to inform you that the Promoter has provisionally allotted to you, the Flat bearing No- _____ admeasuring _____ square Feet (carpet area) i.e. _____ square

meter on the _____ Floor of the scheme known as "EKAYA" ("the said Flat") together with the undivided proportionate share _____ sq. mtr.



- A :- FLAT NO :-
B :- CARPET AREA :-..... SQ. MTR
C :- BUILT UP AREA :-.....SQ. MTR
D :- BALCONY CARPET AREA :-.....SQ. MTR
E :- WASH CARPET AREA :-.....SQ. MTR
F :- TERRACE :-.....SQ. MTR

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 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 for sale" you further confirm that you have perused the said Agreement for sale 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 Flat 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 for sale:
- 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,

FOR, SPARSH BUILDCON
PARTNER

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 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 right 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. SPARSH BUILDCON A PARTNERSHIP FIRM shall execute Registered Agreement for Sale in favour of the Allottee upon receipt of 10% of the Basic Cost.
8. It is further stated and agreed that upon payment and realization of total consideration you will be eligible for a Deed of Conveyance in respect of the said Flat.
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 Flat/Shop 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 Flat 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 Flat. 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 Flat is subject to your making timely payments and complying with all the obligations and also subject to execution of

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PARTNER

our standard formal Agreement for sale 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 for Sale 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 for Sale.



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

Thanking You,

Yours sincerely,

SPARSH BUILDCON

Mr. _____
FOR, SPARSH BUILDCON

PARTNER

I accept the above terms & conditions

(Mr. _____)
