

Keshav Narayan Builtinfra

1203, Shivalik Satyamev Nr. Bopal Ambali Junction, Ahmedabad – 380059

www.keshavnarayan.com

M- 8000125329

Ref. No. _____

Date: _____

[RERA Registration No.: _____ **]**

To,

Sole/First Applicant :

Second Applicant :

Address :

Dear Sir/Madam,

Sub.: Residential Project to be developed at bearing Survey No. **32/1+2+3+4 Paiki 26**, FP No. **71**, T.P. No. **02**, of Village : **Thaltej**, Ta. : **Ghatlodiya**, Dis.: **Ahmedabad-380054**. admeasuring 545 square meters. (hereinafter referred to as “Scheme / Project”).

On or towards East by: _____

On or towards West by : _____

On or towards North by : _____

On or towards South by : _____

Ref.: Your Booking Form Dated _____ for booking Residential Unit / Apartment No. _____, on _____ floor in Tower _____ of the Project to be developed in the Scheme to be known as “**Krupashree**”

1. M/S. **Keshav Narayan Builtinfra** is pleased to inform you that subject to the terms & conditions mentioned in your booking form dated _____, the Promoter has provisionally allotted to you, Residential Unit bearing Unit No. _____ on _____ Floor in Tower _____ admeasuring _____ Sq.Ft i.e _____ Sq.Mtr (Carpet Area) , together with verandah / balcony admeasuring _____ square meters and wash area admeasuring _____ square meters (if applicable) in its Project known as “**Krupashree**” (“**the said Apartment**”) together with proportionate undivided share in the common areas including the Project Land and the right to use the Common Areas.
2. You have agreed to purchase and acquire and we have agreed to sell the said Apartment/Unit on the terms and conditions , hereafter referred to as “**the said Agreement to Sell**”. You further confirm that you have perused the said Agreement to Sell and acquainted yourself with our title to the subject land. You have also taken inspections of documents, title deeds, approved

plans, Rajachitthi (Construction permission) and all relevant documents recited in such Agreement to Sell and thus have agreed to purchase the said Apartment upon fully being satisfied with our title. It is hereby further informed that in accordance with the provisions of Section 13 of the RERA Act, the said Agreement to Sell shall have to be registered at the jurisdictional Sub-Registrar's office and you confirm to abide by the same.

3. We 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 Regulation Authority.
4. You have agreed to acquire the said Apartment/Unit at or for a total consideration of **Rs. _____/-** (Rupees: _____), including consideration towards the common amenities, a broad break-up of which is more specifically enumerated in the said Agreement to Sell ("Total Consideration").

The above shall not include any cost and expenses to be incurred towards Maintenance Charges, Goods and Service Tax, Stamp Duty & Registration Fees and/or any other taxes/dues that may be levied by the State / Central Government from time to time.

5. The Promoter hereby acknowledges the receipt of booking amount paid by you being **Rs. _____/-** (Rupees _____ Only). The balance Sale Consideration of **Rs. _____/-** (Rupees _____ Only) shall be paid by you in accordance with the Payment Plan annexed hereto as Annexure 'A'. 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 @ _____% (_____ percent) 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 in accordance with the Agreement to Sell or as per the applicable law. Please be informed that the payment of the balance sale consideration shall strictly be in accordance with Annexure A and that time shall be of essence.
6. Subject to making payment of 10% (ten 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 realisation of such total consideration you will be eligible for a Deed of Conveyance in respect of the said Apartment and __ (__) complementary car parking space at place designated by the Promoter.
7. This Allotment Letter contains the preliminary terms governing the allotment of the said Apartment by the Promoter to the Allottee(s)/Applicant(s). This Allotment Letter and the agreed terms and conditions of the booking form do not vest any right, title or interest in the Allottee(s)/Applicants(s) or any other persons with respect to the said Apartment. The Promoter shall have the first lien and charge on the said Apartment for all its dues that may become due and payable by the Allottee(s)/Applicants(s) to the Promoter.

8. It is hereby expressly stated that no possession 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 Apartment. The Possession of the said Apartment shall be handed over only after receipt of the entire consideration and upon execution of the Sale Deed/Deed of Conveyance.
9. It is hereby stated that the validity of the booking of the said Apartment is subject to your making timely payments and complying with all the obligations and also subject to execution and registration of our standard formal Agreement to Sell by you, within 30 (thirty) 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 total consideration as aforesaid, then the Promoter shall be fully entitled, at its sole discretion to undertake termination and initiate process of requisite refund 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,

For **M/s Keshav Narayan Builtinfra**

I accept the above terms & conditions

(_____)

ANNEXURE A
Payment Plan for Residential Unit

Sr. No.	Stage of Construction	Percentage of Payment
1	At Booking	
2	On Completion of Plinth	
3	On Completion of____Slab	
4	On Completion of____Slab	
5	On Completion of____Slab	
6	On Completion of____Slab	
7	On Completion of Brickwork and Plastering	
8	On Completion of Doors and Windows fixing and Electrical fittings	
9	Before execution of Sale Deed	
	Total	100%

Note: a) In addition to the above, 100 % of other charges being_____and_____will be charged along with the last demand raised mentioned at Sr. no.____above.

b) Statutory charges like Goods and Services Tax, cess and similar levies will be charged along with each demand separately, at the rates then applicable.