



AURA ASSOCIATES

Site: "Taksh Aura", Besides Nijanand Ashram, Adjoining L&T Knowledge City, N.H.8, Vadodara.

Email: takshaura@gmail.com www.takshinfra.com

Ref. No. _____

Dated: 16/05/2023

Guj RERA No: _____

To,

_____ (Name of the Purchaser)

_____ (Address)

Dear Sir/Madam,

Sub: Booking/Allotment of PLOT No.____ in the scheme TAKSH AURA PHASE 3 situated on Non-Agricultural land admeasuring about 8716.69 SQ.MT. out of the total land bearing BLOCK NO. 190 paiki 2 OF VILLAGE ANKHOL TALUKA VADODARA admeasuring in aggregate to 16,400 SQ.MT. in the Registration District VADODARA and Sub District: VADODARA

1. We are pleased to inform you that upon considering your application and subject to the terms & conditions appearing hereinafter, AURA ASSOCIATES (hereinafter referred to as "the Promoter") has provisionally allotted PLOT NO _____ to you. The Area of said Plot is _____ sq.mt is allotted to you. TOGETHER WITH rights and proportionate interest in the common parts, portions, areas, facilities, and amenities constructed on the Project Land with analogous rights and interest therein along with stipulated undivided interest in the Project Land. The area of undivided land share will be transferred to the respective occupants as and when decided by government in future. The sale consideration payable for the said Plot is Rs. _____/- (Rupees _____ Only). This allotment shall be subject to payment of other charges to be paid by you for acquiring the said Plot as appearing hereinafter.

2. The amount paid along with the Application Form shall be treated as your Earnest Money towards acquisition of the said Plot and you shall pay the balance of the Sale Consideration in accordance with the Payment Plan annexed hereto as Annexure 'A'. The other charges that are payable by you at the time of execution of Sale Deed towards acquisition of the said Plot over and above the Sale Consideration are annexed here to as Annexure 'B' and the same are acceptable to you. In the event of you failing to pay the balance consideration and the other charges 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 charged interest SBI MCLR+2% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon which is duly acknowledged by you.
3. Please note that if any of the cheques or other instruments of payment issued by you are dishonoured caused any reason whatsoever, then the Developer shall be fully entitled, at its sole discretion, to levy penal interest calculated SBI MCLR+2% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon and including any other charges/interest that may be charged by the Bank, if any, in case of cancellation of the booking amount of 10% would be charged as the "Booking cancellation amount".
4. This allotment is subject to your making timely payments and complying with all your obligations, terms and conditions, more particularly described in Annexure 'C' hereto. If you fail to comply with any of your obligations under the transaction as mentioned herein or otherwise including further timely payments of the sale consideration as aforesaid then the Developer shall be fully entitled, at its sole discretion at any stage to cancel the

Allotment/Booking of the said Plot and shall forfeit the Earnest Money paid hereunder.

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

Thanking You,

Yours sincerely,

AURA ASSOCIATES

Authorized Signatory

Encl : Annexure – A , B & C

accept the above terms & conditions

Name of Purchaser:

Signature of Purchaser

Place:

Date:

ANNEXURE – A

PAYMENT SCHEDULE

(Payment of Balance Sale Consideration)

- (i) The Allottee has paid on or before execution of this agreement a sum of Rs. _____/- (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fees and hereby agreed to pay to that _____ the balance amount of Rs. _____/- (Rupees _____ only) in following manner:-
- (ii) Amount of Rs./- (Rupees _____ only) (not exceeding 70% of the total consideration) to be paid to the _____ at the time of Signing of Agreement to sale.
- (iii) Balance Amount of Rs./- (Rupees _____ only) against and at the time of handing over of the possession of the said Plot to the Allottee.

ANNEXURE – B

OTHER CHARGES TO BE PAID

(Payment of other charges towards common areas and amenities)

Details	Amount (in Rs.)	To be Paid to
<u>Other Charges:</u>		
Maintenance Advance	` _____/- per Plot	
Legal Charges	` _____/- per Plot	
Vadodara Urban Development Authority Charges / gram panchayat water charge	` _____/- per Plot	
Society Formation Charges	` _____/- per Plot	
Proportionate incremental contribution charge of TP scheme in future	_____-/- per plotted area of Plot	
Electricity Charges	` _____/- per Plot	
Area Development Charges	` _____/- per Plot	
Maintenance Deposit	` _____/- per Plot	

- In the case of levy / change of any development charges/Service Tax/VAT/, Swacchh Bharat Cess, Krishi Kalyan Cess, GST and other levies, taxes & duties in future by the Statutory Authorities, the same shall be borne by the Allottee.
- Electricity charges, Vadodara Urban Development Authority, Legal charges, Fire and General Development Charges of Rs.____/- (equivalent to Rs. ____/- (Rupees_____ Only) per sq. ft. on super built-up area) are to be levied & in case of any revision from Government/respective authorities in future, the same would be recovered on actual basis.
- The Maintenance Advance of Rs.____/- (equivalent to Rs.____/- (Rupees _____ Only) per sq. ft. on Plot area) towards maintenance of the Scheme. Maintenance Deposit of Rs.____/- (equivalent to Rs.____/- (Rupees_____ Only) per sq. ft. on Plot area) shall be towards the Corpus Fund.

The above prices/payment plans are subject to revision/withdrawal at any time without notice at the sole discretion of the Promoter.

ANNEXURE - C
TERMS AND CONDITIONS OF ALLOTMENT

- (a) The Sale Consideration of the Said PLOT is Rs. _____ (Rupees _____ Only). As on the date hereof the Purchaser has paid a sum of Rs. _____ (Rupees _____ Only) as an Initial Payment (hereinafter referred to as "Earnest Money") and being Part Payment out of Total Sale Consideration of said Plot The Purchaser hereby agrees to pay to the Developer/Owner the Balance Payment/Amount of the Sale Consideration of Rs. _____ (Rupees _____ Only) (hereinafter referred to as the "Balance Sale Consideration") for the purchase of the Said Plot in the manner set out in the Annexure–A mentioned hereinabove;
- (b) Unless otherwise mutually agreed by the parties, only upon the payment of the Balance Sale Consideration and other charges the execution/registration of the Sale Deed in favour of the Purchaser with respect to the said Plot ("Sale Deed") shall be executed by the developer.
- (c) The Purchaser shall make payment of the Sale Consideration under this Agreement by account payee cheques and/or demand drafts and/or pay orders (including remittances from abroad) in favour of "AURA ASSOCIATES" payable at VADODARA. The other payments with regard to amount towards Security Deposit, advance running maintenance, share contribution, legal charges, society admission fee, maintenance deposit, proportionate share of taxes, electricity charges, Municipal Corporation Charges/ VUDA charges / Gram panchayat charges & statutory dues etc as provided in Annexure–B hereunder shall be payable by the Purchaser separately by Account Payee Cheques and/or Demand Drafts and/or Pay Orders (including remittances from abroad) in favour of " AURA ASSOCIATES" payable at VADODARA. The amounts mentioned in the Annexure – B hereto is indicative.

- (d) The terms and conditions mentioned herein shall stand merged into Sale Deed executed by the Developer as regards the said Plot.
- (e) The Purchaser shall pay the applicable stamp duty, registration charges Legal/Advocate charges and other incidental expenses payable, at the time of registration of the Sale Deed whenever the same is executed;
- (f) The Purchaser shall bear and pay all applicable taxes/levies/cesses and/or any increase thereto including Goods and Services Tax, local taxes, water charges, insurance, duties, cess, incremental contribution charge / betterment charges for T.P. scheme and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, as and when demanded by the Developer including but not restricted to applicable taxes on sale of the Plot by the Developer or on account of change of user of the said Plot of the Purchaser;
- (g) The Purchaser shall not have any right to transfer, assign or part with Purchaser's interest or benefits of the said Plot
- (h) Upon termination of this allotment, the Purchaser shall have no right, title and interest in the said Plot and the Developer shall be at liberty to dispose off and sell the said Plot to such person and at such price as the Developer may in its absolute discretion think fit.

Chaturseema of plot:

- (i) (j) East:
- (j) (k) West:
- (k) (l) North:
- (l) (m) South: