



UMA ENTERPRISE silver OAK

silveroakbaroda@gmail.com www.silveroakbaroda.com

Ref.No. _____ Dated: _____

To, _____

(Name of the Purchaser)

(Address)

Dear Sir/Madam,

Sub: Booking/Allotment of Flat No. _____ in the Scheme **SILVER OAK** constructed on the land situated at **Block / Survey No.140, admeasuring 4715 Sq.Mtr., T.P. Scheme No.1 (Harni), Final Plot No.54, admeasuring 3320 Sq.Mtr. land of Mouje Village Harni, Tal. & District Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat. The land bounded as under :**

East : Final Plot No.55.

West : Final Plot No.53.

North : Final Plot No.49.

South : 12.00 Mtr. Road of T.P. Scheme No.1

1. This project registered under Real Estate Regulation Act-2016 RERA Registration No. _____
2. We are pleased to inform you that upon considering your application and subject to the Terms & conditions appearing hereinafter, **Silver Oak** (hereinafter referred to as "the Promoter") has provisionally allotted Flat No. _____ to you. The Carpet Area of said allotted to you, is approximetly _____ Sq. Mtrs. (That is : having Built-up Area _____ Sq.Ft. as per approved plans). The sale consideration payable for The said Flat is **Rs. _____ /-(Rupees _____ Only)**. This allotment shall be subject to payment of other charges to be paid by you for acquiring the said Flat as appearing hereinafter.
3. on payment of more than 10% of total consideration promoter will execute agreement for sale.
4. The amount paid along with the Application Form shall be treated as your Earnest Money towards acquisition of the said Flat and you shall pay the balance of the sale consideration in accordance with 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 Flat over and above the Sale Consideration are annexed hereto as **Annexure 'B'** and the same are acceptable to you. In the event of



5. you failing to pay the balance consideration and the other charges in the 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 @ ____% 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.
6. Please note that if any of the cheques or other instruments of payment issued by you are dishonored caused any reason whatsoever, then the Developer shall be fully entitled, at its sole discretion, to levy penal interest calculated @ ____% 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"**.
7. 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 Flat and shall forfeit the Earnest Money paid hereunder. As per your confirmation of the above, please return duplicate copy of this duly signed by you.

Thanking You,

Yours Sincerely,

For M/s. Uma Enterprise

Authorized Signatory

Encl : As above.

I accept the above terms & conditions

Name of purchaser:
Purchaser

Signature of



ANNEXURE-A

PAYMENT SCHEDULE

On or Before Date	Amount to be paid (Rs.)
<u>TOTAL Rs.</u>	

ANNEXURE-B

OTHER CHARGE TO BE PAID

Details of charges	Amount to be paid (Rs.)
<u>TOTAL Rs.</u>	

Silver Oak, Nr. Water Tank, Sama Harni, 30 Mtr Road, Harni, Vadodara



- g) concerned local authority and/or Government and/or other public authority, as and when demanded by the Developer or on account of change of user of the said Flat of the Purchaser;
- h) The Purchaser shall not have any right to transfer, assign or part with Purchaser's interest or benefits of the said Flat;
- i) Upon termination of this allotment, the Purchaser shall have no right, title and interest in the said Flat and the Developer shall be at Liberty to dispose off and sell the said Flat to such person and at such price as the Developer may in its absolute discretion think fit.
- j) **Description of the property:** The Flat No. ____ on the ____ Floor of having Carpet area of ____ Sq. Mtrs. Having Balcony area of ____ Sq. Mtrs., having Wash area of ____ Sq. Mtrs. Along with undivided proportional share in common land and Parking area admeasuring ____ Sq. Mts. In building underneath, road and C O P of the housing estate known and named as **Silver Oak** constructed on the land situated at **Block / Survey No.140, admeasuring 4715 Sq.Mtr., T.P. Scheme No.1 (Harni), Final Plot No.54, admeasuring 3320 Sq.Mtr. land of Mouje Village Harni in the Registration District Vadodara and Sub-Registration District Vadodara State of Gujarat.**
The said Flat is Boundries
- East :
- West :
- North :
- South :