

TULSI CORPORATION

SITE ADD: Plot No. 164, T. P. Scheme No 5, Bhaily

Ref.No.

Dated:

TO,

_____(Name of the Purchaser)

_____(Address)

Dear Sir/Madam,

Sub: Booking/Allotment of House No. _____ in the Scheme “SHREE KANHA BUNGLOWS”

RERA Reg. No. APPLIED FOR

Situated on Non-Agricultural land admeasuring about 4190 Sq. mtrs. Open land area demarcated by its boundaries (latitude: 22°16'34.1"N and longitude 73.127 73°07'39.5"E) FP NO.- NA -bearing New Revenue Survey No. 436, 443/7, and 444 : old Block/Survey No. NA, Khata No. NA T. P. Scheme No. - 05, Final Plot No. - 164, O.P. NO. – sub plot No. NA , Situated at beside Samprat Bunglows, Behind Aditya Landmark, 30 Mtr. Canal Road, TP-5 Bhaily, Vadodara – 391410 within the Limits of the Village: Bhayli, Taluka: Vadodara in the Registration District and Sub District : Vadodara.

1. We are pleased to inform you that upon considering your application and subject to the Terms & conditions appearing hereinafter, **Jaydip C. Shah, Authorized Signatory of Tulsi Corporation** (hereinafter referred to as “the Promoter”) has provisionally allotted **House No. _____** to you. The Carpet Area of said allotted to you, is approximately _____sq. mt., and share in common area _____ sq. mt. (That is: having Built-up Area _____ sq. ft. as per approved plans). The sale consideration payable for the said House is **Rs. _____ /-** (**Rupees_____ Only**). This allotment shall be subject to payment of other charges to be paid by you for acquiring the said house as appearing hereinafter.

Four boundaries are as under

East:

West:

North:

South:

2. The amount paid along with the Application Form shall be treated as your Earnest Money towards acquisition of the said House 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 House over and above the Sale Consideration are annexed hereto 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 the time or if there is any delay on your part in making payment of any Installment

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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.

3. 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"**.
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 House and shall forfeit the Earnest Money paid hereunder.
5. Agreement for sale will be executed upon receipt of 10% of the sale consideration. Allotment Letter will follow the Agreement for Sale conditions.

As per your confirmation of the above, please return duplicate copy of this duly signed by you.

Thanking You,

Yours Sincerely,

For **Tulsi Corporation**

Authorized Signatory

Encl: As above.

I accept the above terms & conditions

Name of purchaser:

Signature of Purchaser

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ANNEXURE-A
PAYMENT SCHEDULE

On or Before Date	Amount to be paid (Rs.)
TOTAL Rs.	

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OTHER CHARGES TO BE PAID

Details of charges	Amount to be paid (Rs.)
TOTAL Rs.	

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ANNEXURE-C

TERMS AND CONDITIONS OF ALLOTMENT

- a) The Sale Consideration of the said House is Rs. _____ (**Rupees _____ Only**) as an Initial Payment (hereinafter referred to as **"Earnest Money"**) and being Part Payment out of Total Sale Consideration of said House. 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 House 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 favor of the Purchaser with respect to the said House (**"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 favor of "_____" payable at Vadodara. The other payments with regard to amount towards Security Deposit, advance running maintenance deposit, proportionate share of taxes, electricity charges, Municipal Corporation 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 favor of "_____" Payable at _____.
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 House;
- 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 Service Tax, Local Tax, Water charge, insurance, Duties, Cess 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 or on account of change of user of the said House 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 House;
- h) Upon termination of this allotment, the Purchaser shall have no right, title and interest in the said House and the Developer shall be at Liberty to dispose off and sell the said House to such person and at such price as the Developer may in its absolute discretion think fit.