

Ref. No. _____

Dated : / /

To,

_____ (Name of the Purchaser)

_____ (Address)

Dear Sir/Madam,

Sub: Booking/Allotment of Flat No. _____ in the scheme **SHREE SIDDHESHWAR HELIX** situated on Non-Agricultural land admeasuring about 5594-00 SQ.MT. out of the total land bearing BLOCK NO. 13 OF VILLAGE **VEMALI**, TALUKA VADODARA admeasuring in aggregate to 7992-00 SQ.MT. in the Registration District VADODARA and Sub District: VADODARA

We are pleased to inform you that upon considering your application and subject to the terms & conditions appearing hereinafter, "**NYALKARAN BUILDERS LLP**" (hereinafter referred to as "the Promoter") has provisionally allotted FLAT NO. _____ to you. The Carpet Area of said FLAT on _____ floor in _____ Tower, admeasuring carpet area _____ sq.mtrs. & Balcony Carpet area _____ sq.mtrs. allotted to you, aggregating is approximately _____ Sq. Mtrs. (That is : having Built-up Area _____ Sq. mt. as per approved plans). 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 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.

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 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 Flat 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 @ ____ % 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.

The said unit is under construction and upon completion of the construction and upon payment of total consideration payable by you; a Deed of Conveyance/ allotment will be executed in your favor.

The project is registered as Real Estate Project under the provision of the Real Estate (Regulation & Development) Act, 2016 with the real Estate Regulatory Authority at _____, bearing No. _____, dated _____.

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 @ 12 % 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".

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

A project by :

ॐ जय श्रीस्वामिनारायण ॐ



Developer :- **Nyalkaran Builders LLP**

B/h. Gurudev Residency, B/h. Ambe Vidyalay, Sama-Savli Road, Vadodara.

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.

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

Thanking You,

Yours sincerely,

NYALKARAN BUILDERS LLP.

Authorized Signatory

I accept the above terms & conditions

Name of Purchaser:

Signature of Purchaser