VIBRANT GRAIN MART

To,

Date:

_____(Name of Purchaser)

_____(Address)

Dear Sir/Madam

SUB: Booking/Allotment of Unit/Shop No___in the scheme_____**(VIBRANT GRAIN MART)** situated on Non Agricultural land admeasuring about **8884.00** sq. mtr. out of total land bearing Plot No: 14,15 & 16 admeasuring in aggregate **8884.00** sq. mtr. situated in limits of Village: VAPI Taluka: VAPI in District VALSAD and Sub District VALSAD

RERA Registration Number:_____

1. We are pleased to inform you that upon considering your application and subject to terms and conditions appearing hereinafter.**(VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP**)(hereinafter is referred to as "the promoter") has provisionally allotted Unit/Shop____ to you.
   The Carpet area of said Unit allotted to you is approximately___Sq. mtr.
   (That is : Having Built-up area___Sqft as per approved plans)
   CHATURSIMA of the said unit is as below:
   NORTH:
   SOUTH:
   EAST:
   WEST:

   CHATURSIMA of the said Land is as below:

   NORTH: By Survey Nos. 851/P, 845/P, 846/P, 955/3/P, 955/P, 960, 961/p, 962/P
   SOUTH: By the First Land
   EAST: By the National Highway No. 8
   WEST: By the Western Railway Line

   The Sale consideration payable for the said Unit is Rs_____/- This allotment shall be subject to payment of other charges to be paid by you for acquiring the said Unit as appearing hereinafter
2. The amount paid along with the Application form shall be treated as your Earnest Money towards acquisition of the said Unit and you shall pay the balance of Sale Consideration in accordance with the payment plan. Annexed hereto as ANNEXURE "A". The other charges that are payable by you at

time of execution of Sale Deed towards the acquisition of the said Unit over and above the sale consideration are annexed hereto as ANNEXURE "B"and 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 prevailing interest @___% (i.e. MCLR+2% as prescribed under RERA) 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 developers 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 the 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 20% would be charged as "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 time payment of the sale consideration as aforesaid then the developers shall be fully entitled at its sole discretion at any stage to cancel the Allotment/Booking of the said Unit 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
5. on receiving the decided amount sale deed will be executed
6. on receiving 10% of the amount a registered sale agreement will be executed
7. project is having RERA registration number:_____
   vide website : www.gujrera.gujarat.gov.in

Thanking you
Yours Sincerely
For_____

Authorised Signatory
Encl : As Above

I accept the above terms and conditions
Name of Purchaser: _____

_____
Signature of purchaser

ANNEXURE-"A"

PAYMENT SCHEDULE

On or before date	Amount to be paid
TOTAL RS	

ANNEXURE-"B"

OTHER CHARGES TO BE PAID

Details of Charges	Amount to be paid
TOTAL RS	

ANNEXURE-"C"

TERMS AND CONDITIONS OF ALLOTMENT

(a) The Sale consideration of the said Unit/shop is Rs_____ (Rupees_____Only) As on the date thereof the purchaser has paid a sum of Rs_____ (Rupees_____Only) as an initial payment (herein referred to as "Earnest Money") and being part payment out of total sale consideration of said Unit. The purchaser hereby agrees to pay to the developers/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 Unit in manner set out in 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 Unit ("SALE DEED") shall be confirmed 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 "**VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP**" payable at Ahmedabad. The other payments with regard to amount towards security deposit , advance running maintenance share contribution , legal charges , society admission fees , maintenance deposit , proportionate share of taxes , electricity charges , municipal corporation charges , statutory dues etc.. as provided in ANNEXURE-"B" hereinundershall be payable by the purchaser separately by account payee cheques and/or demand drafts and/or pay order (including remittances from abroad) in favor of "**VAPI INFRASTRUCTURE AND INDUSTRIAL TOWNSHIP LLP**" payable at Ahmedabad. The amounts mentioned in ANNEXURE-"B" hereto is indicative

(d) The terms and conditions mentioned herein shall stand merged into Lease Deed executed by the developer as regards the said Unit.

(e) The purchaser shall pay the applicable stamp duty, registration charges, Legal/Advocate charges and other incidental expense payable at the time of registration of the Lease 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 taxes , water charges, 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 including but not restricted to applicable

taxes on sale of the Unit by the developers or on account of change of user of the said Unit 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 Unit without the prescribe lease process.

(h) Upon termination of this allotment, the purchaser shall have no right, title and interest in the said Unit and developers shall be at liberty to dispose-off and sell the said Unit to such person and at such price as the developer may in its absolute discretion think fit.