

OMKARA PLANET

B/S. SATYAM BANQUETS & PARTY LAWANS, NR. KHODIYARNAGAR CROSSING, NEW KARELIBAUG
VADODARA-390022

Allotment Letter

Ref.No. _____
TO,

Dated: _____

Dear Sir/Madam,

Sub:Bookin/Allotment of FlatNo. _____ in the scheme **OMKARA PLANET** constructed on the land situated on the Plot bearing C.N. No/CTS No./ Survey No. **553** Final Plot No: **41** demarcated by its boundaries (latitude and longitude of the end points) **22.194223N,73.141265E** to the North **22.193780N,73.141376E** to the South **22.193914N, 73.141579E** to the East **22.194039N, 73.141083E** to the West of Division **VADODARA** village **SAYAJIPURA** taluka **Vadodara** District **Vadodara** PIN **390019** admeasuring **6474.39** sq.mts. area being developed by **GEET REALITY**.

1. We are pleased to inform you that upon considering your application and subject to the Terms & condition appearing hear in after , **OMKARA PLANET** (hear in after referred to as "the Promote") has provisionally allotted Flat _____ to you.
The carpet Area of said allotted to you, is approximately _____ 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 order charges to be paid by you for acquiring the said Flat as appearing hereinafter.
2. 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 planannexed hereto as Annexure "A" The other charge that are payable by you at the time of execution of sale Deed toward 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 you failing to pay the balance consideration and the other charges in the time or if there is any delay on your part in the making payment of any Installment and /or other charges, in accordance with the payment Plan, you shall be

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charged interest @____% per annum calculated from the due date of such outstanding payment till the actual receipt of the same along with the interest thereon which duly acknowledged by you.

3. The Real Estate (Regulation and Development) Act, 2016, Registration No....., Dated.....

4. Please note that if any of the cheques or other instrument of payment issued by you are dishonored caused any reason whatsoever, then the Developer shall be fully entitled ,as 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".

5. This allotment is subject to your making timely payments and complying with all your obligations, terms and conditions, more particularly described in Annexure 'C' hearto. 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, Donil Rameshbhai Patel

Authorized Signatory

Encl: As above.

I accept the above terms & conditions

Name of Purchaser:

Signature of Purchaser

GEET REALITY


Partner

OMKARA PLANET

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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>	

ANNEXURE-C TERMS AND CONDITION OF ALLOTMENT

- a) The Sale consideration of the said Flat is Rs. _____ (Rupees _____ only) as an initial payment (here in after referred to as "Earnest Money") and being part payment out of total sale consideration of said Flat. The purchaser hereby agrees to pay 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 purchaser of said Flat in the manner set out in the Annexure-A mentioned herein above.
- 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 Agreement to sale and sale deed in favor of the Purchaser with respect to the said Flat ("**Sale Deed**") shall be executed by the developer.

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- 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 "Geet Reality" payable at Vadodara. The other payments with regards 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 remittance from abroad) in favour of "Geet Reality" 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 Flat.
- 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 developer or on account of change of user of the said Flat of the purchaser.
- g) The purchaser shall not have any right to transfer, assign or part with purchaser's interest or benefits of said Flat.
- h) 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 of and sell the said Flat to such person and at such price as the Developer may in its absolute discretion think fit.
- 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.Mtrs. In Building Underneath, road and C O P of the housing estate known and named as **OMKARA PLANET** constructed on the land situated on the Plot bearing C.N. No./CTS No./ Survey No. 553 Final Plot No: 41 demarcated by its boundaries (latitude and longitude of the end points) 22.194223N, 73.141265E to the North 22.193780N, 73.141376E to the South 22.193914N, 73.141579E to the East 22.194039N, 73.141083E to the West of Division VADODARA village SAYAJIPURA taluka Vadodara District Vadodara PIN 390019 admeasuring 6474.39 sq.mts. area being developed by **GEET REALITY.**