



krishna darshan
BLISS

॥ श्री गणेशाय नमः ॥
॥ श्री विष्णवे नमः ॥
॥ श्री जगदीश्वर्यो विजयते ॥

DEVELOPERS:
KRUSHNA DARSHAN INFRA

'Krishna Darshan Bliss',
B/s. Shreenathji Dream City,
Before Amodar Village, 90.00 Mt. Ring Road,
New Waghodia Road, Vadodara.

Ref. No. _____

Dated: / /

To,

(Name of the Purchaser)

(Address)

Dear Sir/Madam,

Subject: - Booking Allotment Of Shop/Unit No. _____ in the Scheme "**KRISHNA DARSHAN BLISS**" under construction of 108 Residential units under single Phase of the Project situated on the Plot bearing Block no/Survey No 256, 283 & 290, admeasuring 25192 Mtr., Mouje Amodar, Dist. & Ta. Vadodara, demarcated by its boundaries (latitude 22°17'44.6"N and longitude 73°17'26.4"E of the end point) RSN 254,289,291,292 Mouje Amodar to the North, RSN 257,280,281,282 Mouje Amodar to the South, RSN 284,287,288,289 Mouje Amodar to the East, RSN 255,257,291 Mouje Amodar to the West of Amodar, taluka Vadodara, District Vadodara **admeasuring 25192 sq.mtrs.** in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.

Land Boundries

East : RSN 284,287,288,289
West : RSN 255,257,291
North : RSN 254,289,291,292
South : RSN 257,280,281,282

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, **KRISHNA DARSHAN BLISS** (Hereinafter Referred To As "The Promoter") Has Provisionally Allotted Unit No. _____ To You.
The Carpet Area Of Said Allotted To You, Is Approximetly _____ Sq. Mt. (That is Having Built-up Area _____ Sq.Ft. As Per Approved Plans). The Sale Consideration Payable For The said Shop/Unit is Rs. _____/- (In Words :- Rupees _____ Only). This Allotment Shall Be Subject To Payment Of Other Charges To Be Paid By You For Acquiring The Said Unit 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 Unit 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 Unit 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 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 There On Which Is Duly Acknowledged By You.
5. 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".
6. 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 Shop/Unit 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 KRUSHNADARSHAN INFRA

PARTNER

I Accept The Above Terms & Conditions

Name Of Purchaser:

Signature of Purchaser

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 CONDITIONS OF ALLOTMENT

- A. The Sale Consideration Of The Said Unit /Shop is Rs._____ (IN Words:- _____ Only) As An Initial Payment (hereinafter referred to as "Earnest Money") And Being Part Payment Out Of Total Sale Consideration Of Said Unit. The Purchaser Here By Agrees To Pay To The Developer/Owner The Balance Payment/Amount Of The Sale Consideration Of Rs._____ (In Words _____ Only) (HereinAfter Referred To As The "Balance Sale Consideration") For The Purchase Of The Said Unit 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 Agreement To Sale And Sale Deed In Favour Of The Purchaser With Respect To The Said Unit ("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 Favour Of **"KRISHNA DARSHAN BLISS"** 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 Favour 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 Unit/Shop
- 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 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

H. Upon Termination Of This Allotment, The Purchaser Shall Have No Right, Title And Interest In The Said Unit And The Developer 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.

I. **Description Of The Property:** The Shop / Unit No.____ 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 Named As "**KRISHNA DARSHAN BLISS**" under construction of 108 Residential units under single Phase of the Project situated on the Plot bearing Block no/Survey No 256, 283 & 290, admeasuring 25192 Mtr., Mouje Amodar, Dist. & Ta. Vadodara, demarcated by its boundaries (latitude 22°17'44.6"N and longitude 73°17'26.4"E of the end point) RSN 254,289,291,292 Mouje Amodar to the North, RSN 257,280,281,282 Mouje Amodar to the South, RSN 284,287,288,289 Mouje Amodar to the East, RSN 255,257,291 Mouje Amodar to the West of Amodar , taluka Vadodara, District Vadodara **admeasuring 25192 sq.mtrs** In The Registration District Vadodara And Registration Sub-District Vadodara State Of Gujarat. The Said Boundries As Under :

East :

West :

North :

South :