

Ref. No. _____

Date: _____

[RERA Registration No.: _____]

To,

Sole/First Applicant :

Second Applicant :

Address :

Dear Sir/Madam,

Sub.: Residential Project to be developed at Mouje: Chhani, Taluka: Vadodara City North, District: Vadodara, bearing Revenue Survey No. 256/2 paiki, City Survey No. 01990002 admeasuring approximately 4,500 square meters comprised in Town Planning Scheme No. 13 by Final Plot No. 78, Vadodara (hereinafter referred to as "**Project Land**" more particularly described in the First Schedule).

Ref.: Your Booking Form Dated _____ for booking Residential Unit / Apartment No. _____, on _____ floor in the Scheme to be known as "**KIARA**" being developed on the Project Land (hereinafter referred to as "**Project / Scheme**").

1. Shreno Limited ("**the Company**") is pleased to inform you that subject to the terms & conditions mentioned in your booking form dated _____, the Company has provisionally allotted to you, Residential Unit bearing Unit No. _____ on _____ Floor admeasuring _____ square feet i.e. _____ square meter (Carpet Area), together with verandah / balcony admeasuring _____ square meters and wash area admeasuring _____ square meters (if applicable) of its Project known as "**KIARA**" (**the said "Apartment" or "Unit"**), more particularly described in the Second Schedule, together with proportionate undivided share in Common Areas including the Project Land.
2. You have agreed to purchase and acquire and we have agreed to sell the said Apartment on the terms and conditions more particularly set out in the Agreement to Sell, hereinafter referred to as "**the said Agreement to Sell**". You further confirm that you have perused the said Agreement to Sell and acquainted yourself with our title to the Project Land. You have further also taken inspections of documents, title deeds, approved plans, Rajachitthi (Construction permission) and all relevant documents recited in such Agreement to Sell and thus have agreed to purchase the said Apartment upon fully being satisfied with our title. It is hereby further informed that in accordance with the provisions of Section 13 of the RERA Act, the said Agreement to Sell shall have to be registered at the jurisdictional Sub-Registrar's office and you confirm to abide by the same.
3. You have agreed to acquire the said Apartment at or for a total consideration of **Rs.** _____/- (Rupees: _____ only), including

consideration towards the common amenities, a broad break-up of which is more specifically enumerated in the said Agreement to Sell ("Total Consideration").

The above shall not include any cost and expenses to be incurred towards maintenance charges, Goods and Service Tax, Stamp Duty & Registration Fees and/or any other taxes/dues that may be levied by the State / Central Government from time to time.

4. The Company has accepted and hereby acknowledges the receipt of booking amount paid by you being **Rs. _____/-**. The balance Sale Consideration of **Rs. _____/-** shall have to be paid by you in accordance with the Payment Plan annexed hereto as Annexure 'A'. In the event of failure on your part, to pay the balance consideration 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 liable to pay interest @ 8% per annum plus applicable taxes calculated from the due date of such outstanding payment till the actual receipt of the same along with interest thereon. This shall be in addition to the rights the Company may otherwise have as per the applicable law. Please be informed that the payment of the balance sale consideration shall strictly be in accordance with Annexure A and that time shall be of essence.
5. Subject to making payment of 10% (ten percent) of the total consideration, the Agreement to Sell shall be executed and registered by the Company in your favor. No payment beyond 10% of the total consideration shall be accepted by us till the Agreement to Sell is executed and registered. It is further stated and agreed that upon payment and realisation of such total consideration you will be eligible for a Deed of Conveyance in respect of the said Apartment and __ (____) Complementary car parking space at place designated by the Company.
6. This Allotment Letter contains the preliminary terms governing the allotment of the said Apartment by the Company to the Allottee(s)/Applicant(s). This Allotment Letter and the agreed terms and conditions of the booking form does not create or vest any right, title or interest in the Allottee(s)/Applicants(s) or any other persons with respect to the said Apartment. The Allottee(s)/Applicants(s) shall not have any right to transfer, assign or part with purchaser's interest or benefits of the said Apartment. The Company shall have the first lien and charge on the said Apartment for all its dues that may become due and payable by the Allottee(s)/Applicants(s) to the Company.
7. It is hereby expressly stated that no possession is handed over to the Allottee(s)/Applicant(s) under this Allotment Letter and the Company shall continue to be the owner of the said Apartment. The Possession of the said Apartment shall be handed over only after receipt of the entire consideration and upon execution of the Sale Deed/Deed of Conveyance.
8. It is hereby stated that the validity of the booking of the said Apartment is subject to your making timely payments and complying with all the obligations and also subject to execution and registration of our standard formal Agreement to Sell by you, within 30 (thirty) days from the date of intimation from the Company, which shall contain the detailed terms and conditions. If you fail to sign, execute and register the Agreement to Sell within the stipulated period and/or if you fail to comply with any of your other

obligations under the transaction including (without limitation) further timely payments of the total consideration as aforesaid then the Company shall be fully entitled, at its sole discretion to undertake termination and initiate process of requisite refund in accordance with the terms agreed under the Agreement to Sell.

9. Upon termination of this allotment, the Allottee(s)/Applicants(s) shall have no right, title and interest in the said Unit and the Promoter shall be at liberty to dispose-off and sell the said Unit to such person and at such price as the Promoter may in its absolute discretion think fit.

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

Thanking You,
Yours sincerely,
For **SHRENO LIMITED**

Head – Sales & Marketing

I accept the above terms & conditions

(_____)

FIRST SCHEDULE

(Description of the freehold land and all other details)

All that piece and parcel of non-agricultural land situate, lying and being at Mouje: Chhani, Taluka: Vadodara City North, District: Vadodara, bearing Revenue Survey No. 256/2, City Survey No. 01990002, part admeasuring approx. 4,500 square meters comprised in Town Planning Scheme No. 13 by Final Plot No. 78, Plot no-2, Vadodara, 390024 the said land is bounded as follows:-

On or towards East by : 40.mt wide Ahmedabad-Vadodara Main Road.
On or towards West by : F.P. No 78 Plot no-1
On or towards North by : 18.mt T.P. Road
On or towards South by : F.P. No. 78 Plot no-1

SECOND SCHEDULE

The said Apartment

All that residential premises being Apartment No. _____ admeasuring approximately _____square feet i.e. _____ square meter (carpet area) together with balcony / verandah admeasuring _____square feet i.e. _____square meters and wash area balcony admeasuring _____square feet i.e. _____ square meter on the _____ Floor constructed on the said Project land, together with the proportionate undivided share admeasuring _____ square feet equivalent to approximately _____ square feet in the common areas (including the Project land) and together with the right to use common areas / amenities in the Project known as "KIARA" being constructed on the said land described in the First Schedule, and bounded as follows:

On or Towards East :
On or Towards North :
On or Towards South :
On or Towards West :

ANNEXURE A

Payment Plan for the said Apartment

(As per RERA recommended clause 1(c) of Annexure A - draft Agreement for Sale)

Sl.No	Particulars	Cumulative Percentage of Payment - As per Annexure - A - Clause 1(c) *	Break-up of stages	Percentage of Payment for the concerned stage
1	On or Before execution of this agreement	10%	-	10%
2	After execution of Agreement	30%	-	20%
3	On Completion of Plinth of the building or wing in which the said Apartment is located	45%	-	15%
4	On completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located	70%	2nd Floor Slab	5%
5			7th Floor Slab	5%
6			11th Floor Slab	5%
7			18th Floor Slab	5%
8			21st Floor Slab	5%
9	On Completion of Walls, Internal Plaster, Floorings, Doors and Windows of the said Apartment	75%	-	5%
10	On Completion Sanitary Fittings, Staircase, Lift Wells, Lobbies upto the floor level of the said Apartment, Fixtures of that Particular Unit	80%	-	5%
11	On Completion of External Plumbing and External Plaster, Elevation, Terraces with Waterproofing of the building or wing in which the said Apartment is located.	85%	-	5%
12	On completion of Lifts, Water Pumps, Electrical Fittings, Electro Mechanical and Environment Requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.	95%	On completion of Lifts, Water Pumps, Electrical Fittings	5%
13			On completion of Electro Mechanical and Environment Requirements	5%

14	At the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate	100%	-	5%
	Total			100%

* Please refer Annexure A of Rule 9 of Gujarat Real Estate (Regulation and Development)(General) Rules 2017

Note: a) In addition to the above, 100 % of other charges being maintenance deposit, advance maintenance charges, Stamp Duty and Registration Fees will be demanded along with the last demand raised mentioned at sr. no. 13 above.
b) Statutory charges like Goods and Services Tax, cess and similar levies will be charged along with each demand separately, at the rates then applicable.
c) The above referred Payment Schedule is as per the recommended provisions of Agreement for Sale prescribed by RERA. Based on mutual understanding between the Company and the Allottee, the same, except the final 5%, can be changed.