

RERA REDGE NO- _____

Date: _____

To:

Dear Sir,

Sub. : Booking Letter for **Flat/Shop No.** _____ in Block No. " _____ " admeasuring about _____ sq.mts. (Carpet Area including wash yard and Balcony) situated on the _____ Floor in a scheme to be known as "**KINGSTON**" situated at - Nr.Manmohan cross road, Nr.Jivanjyot society, 100 ft viratnager road, Viratnager odhav, Odhav, Ahmedabad 382415.

This is with reference to your request/offer to purchase from us a **Flat/Shop No.** _____ in Block No. " _____ " admeasuring about _____ sq.mts. (Carpet Area including wash yard and Balcony) situated on the _____ Floor in a scheme to be known as "**KINGSTON**" constructed on the Freehold Non Agricultural Land bearing Sub Plot No. 1 admeasuring 15318.54 sq.mts. forming part of Sub Plot No.2 of Final Plot No.199/PAIKI of the said entire land bearing Final Plot No.199+201+204 PAIKI (allotted in lieu of Old Survey No. 737, 738, 739 and 740) of Town Planning Scheme No. 1 (Odhav) togetherwith undivided and undemarkamated share in the said land admeasuring _____ sq.mts. of Mouje Odhav of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-7 (Odhav) and situated at - Nr.Manmohan cross road, Nr.Jivanjyot society, 100 ft viratnager road, Viratnager odhav, Odhav, Ahmedabad 382415.

The said Flat/Shop is bounded as follows :

On or towards the North : By _____

On or towards the South : By _____

On or towards the East : By _____

On or towards the West : By _____

We hereby acknowledge and admit the Receipt of Rs...../- (Rupees Only) from you towards earnest money deposit for booking the Flat/Shop from us.

This is record that we have given inspection to you of the Conveyance Deed and all other documents, letters, papers and writings in relation to our title as well as plans sanctioned by the Ahmedabad Municipal Corporation (for short, the AMC) designs, specifications, etc, as required under the provisions of Gujarat Town Planning and Urban Development Act, 1976, and the Rules framed there under (hereinafter referred to as the said Act) and you have perused all the documents related to our title to the above land and approved plan along with commencement certificate issued by the AMC And further the model Agreement of sale to be executed into between you and us and the future development plan on the said plot as stated in the model Agreement. You have satisfied yourself that our title of the property is clear and marketable. No further requisition regarding the same shall be entertained.

In response to your request, We (herein after referred to as " the Vendor") have reserved for you the above mentioned Flat/Shop for the lump sum price of Rs...../- (Rupees Only) subject to the following terms and conditions.

1. You will pay to us lump sum price of Rs...../- (Rupees/-) in consideration of sale of the said Flat/Shop by us to you and after receiving 10% of earnest money we will execute registered Agreement to Sell in favour of you.
2. Over and above the lump sum price herein before mentioned, (a) you will have to bear and pay wholly and exclusively GST, all statutory taxes, dues, levies and duties by whatever name called and/or of whatsoever nature levied/charged or to be levied/charged by the State and/or the Central Government or any other competent Corporation in respect of this transaction i.e. purchaser of the said unit from us, (b) you will bear and pay all the stamp duty and registration charges payable on the Agreement for Sale to be executed between us and you and (c) other charges mentioned in the model Agreement of Sale draft of which you have seen and approved.
3. You shall pay to us the aforesaid lump sum price of the said unit in the installments as per the payment schedule set out hereunder. Please note that it has been specifically agreed and understood between you and us that the payment of installments on time is the essence of the contract. If payment is not received within stipulated period given in the "Installment Call Notice", the allotment will be cancelled and 10 percent of the price of the said unit will be forfeited and the balance amount will be refunded without any interest. Alternatively, interest as per rules will be charged. The discretion will rest absolutely with the Promoters. Interest on delayed payments can be charged alongwith installments or at the time of transfer/possession of the said unit as per the discretion of Promoters. You are also required to note that the delay in payments of the installments shall cause the delay in handing over possession of

the said unit to you beyond the proposed completion period as mentioned herein under.

4. If for any reason whether within or beyond our control the whole or part of the projection is abandoned, no claim will be preferred except that your money will be refunded as per rules.
5. We hereby further record that we shall be tentatively handing over possession of the above said Flat/Shop to you on or about 30/09/2027 subject to "FORCE MAJURE" clause as contained in our Model Agreement of Sale, shown to you. For any reason, if we are unable to give you possession of the said Unit, you will be paid back whatever money you paid to us as per rules.
6. We have today handed over to you printed draft Agreement to Sell proposed to be executed between us and you for the purpose of getting the said agreement stamped according to the Gujarat Stamp Act, 1958. You are requested to pay to the State Govt. required stamp duty as per Law and call on us in our office for its execution at an early date. You are further requested, upon getting the Agreement duly stamped and executed between us and you, to present to the Sub-Registrar of Assurance the same for the purpose of registration as required at your earliest and inform us confirming having presented to the Sub-Registrar of Assurance for the purpose of registration so as to enable us to admit the execution of the same before Sub-Registrar of Assurance at our end.
7. You shall not be entitled to sell and/or transfer you right, title, interest and benefits under this letter of Booking and or Agreement of Sell to be executed and registered to any third party without NO OBJECTION CERTIFICATE from us. We shall be entitled to charge the transfer fee for giving such NO OBJECTION CERTIFICATE (NOC). You shall not be entitled for grant of such 'No Objection Certificate' (NOC) unless and until you pay all sums payable to us till then.
8. Due to modification and or Amendment of GDCR, if any change in the approved plan is required to be made by the AMC or by the Architects or the Promoters, resulting in reduction or increase the area as mentioned above, no claims, monetary or otherwise will be raised or accepted except that the lump sum price as mentioned above will be reduced or increased on prorata basis.

PAYMENT SCHEDULE

- i. Amount of Rs...../-(.....) (30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- ii. Amount of Rs...../-(.....) (45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said property is located.
- iii. Amount of Rs...../-(.....) (70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said property is located.

- iv. Amount of Rs...../- (.....) (75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said property.
 - v. Amount of Rs...../- (.....) (80% of the total consideration) to be paid to the Promoter on completion of the staircases, lift wells, lobbies of the said property.
 - vi. Amount of Rs...../- (.....) (85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terrace, of the building or wing in which the said property is located.
 - vii. Amount of Rs...../- (.....) (95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said property is located.
 - viii. Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the said property to the purchaser on or after receipt of occupancy certificate or completion certificate.
9. You shall observe and abide by all the terms and condition mentioned herein before and also contained in the model Agreement of Sell.

Thanking you,

Your faithfully,

For, SHELADIA INFRACON

Authorized Partner

I Accept

Witness
