

Ref. No. _____

Dated: _____

To,

Sole/First Applicant : Mr. _____

Second Applicant : NA

Third Applicant : NA

Address : _____

Dear Sir/Madam,

Sub.: Residential Cum Commercial Project to be developed in phases at Mouje: Chhani, Taluka: Chhani, District: Vadodara, bearing Survey No. 256/2 paiki admeasuring ***** square meters comprised in Town Planning Scheme No. 13 by Final Plot No. 78, Vadodara (hereinafter referred to as “Scheme / Project”).

Ref.: Your Booking Form Dated _____ for booking Commercial Unit / Shop / Office premises bearing Unit No.____, on ____ floor in Tower ____ of the Project to be developed under Phase 1 of the scheme bearing the name “VEDA”

1. Alembic 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, Commercial Unit bearing Unit No. _____ on _____ Floor in Tower ____ admeasuring _____ square feet (Carpet Area) i.e. _____ square meter in its scheme known as “Veda” (“**the said Unit**”).
2. You have agreed to purchase and acquire and we have agreed to sell the said Unit on the terms and conditions more particularly set out in the Agreement to Sell attached hereto as Annexure _____ / available on our web portal for perusal (Web-link: _____), hereafter 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 said land. You have further also taken inspections of documents, title deeds, approved plans, Rajachitthi (Commencement Certificate) and all relevant documents recited in such Agreement to Sell and thus have agreed to purchase the said Unit upon fully being satisfied with our title.
3. We have also explained to you the phase wise development of the said Scheme / Project which shall be undertaken by us as and when requisite permissions in that respect are obtained from the competent authority/ies. We may further state that the layout for the construction of the said scheme and further phases, shall be subject to final approval from the concerned authorities including the Gujarat Real Estate Regulation Authority.

4. You have agreed to acquire the said Unit at or for a total consideration of Rs. _____/- (Rupees _____ Only), including consideration towards the common amenities, a broad break-up of which is as under and which is more specifically enumerated in the said Agreement to Sell:
- a.
 - b.

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

5. The Company has accepted and hereby acknowledges the receipt of booking amount paid by you being Rs. _____/-. The balance Sale Consideration of Rs. _____ shall be paid by you in accordance with the Payment Plan annexed hereto as Annexure '____'. 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 @ _____per annum 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 _____ and that time shall be of essence.
6. Subject to making payment of ten percent of the total consideration, the Agreement to Sell shall be executed by the Company in your favor. 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 Unit.
7. This Allotment Letter contains the preliminary terms governing the allotment of the said Unit by the Company to the Allottee(s)/Applicant(s). This Allotment Letter and the agreed terms and conditions of the booking form does not vest any right, title or interest in the Allottee(s)/Applicants(s) or any other persons with respect to the said Unit. The Company shall have the first lien and charge on the said Unit for all its dues that may become due and payable by the Allottee(s)/Applicants(s) to the Company.
8. 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 Unit. The Possession of the said Unit shall be handed over only after receipt of the entire consideration and upon execution of the Sale Deed/Deed of Conveyance.
9. It is hereby stated that the booking of the said Unit is subject to your making timely payments and complying with all the obligations and also subject to execution 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 sale consideration as aforesaid then the Company shall be fully entitled, at its sole discretion to undertake termination in accordance with the terms agreed under the Agreement to Sell.

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 Alembic Ltd.

(Name)

(Designation)

I accept the above terms & conditions

(Mr. _____)

ANNEXURE A
Agreement to Sell

ANNEXURE B
Payment Plan for Commercial Unit
(w.e.f. 01.08.2017)

Sr. No.	Stage of Construction	Percentage of Payment
1.	Prior to execution of the Agreement to Sell (including the booking amounts / application fees)	10%
2.	Execution of Agreement To Sale	20%
3.	On completion of Plinth of the Building or Wing in which the said Unit is located.	20%
4.	On casting of Ground Floor slab of the Building or Wing in which the said Unit is located.	20%
5.	On casting / completion of 1 st Floor slab of the Building or Wing in which the said Unit is located.	15%
6.	On completion of Internal Finishing of the said Unit.	5%
7.	On completion of External Development of the project / on receiving of Occupation Certificate of the said Unit.	5%
8.	Before execution of the Sale Deed of the said Unit	5%
	Total	100%

Ref. No. _____

Dated: _____

To,

Sole/First Applicant : Mr. _____

Second Applicant : NA

Third Applicant : NA

Address : _____

Dear Sir/Madam,

Sub.: Residential Cum Commercial Project to be developed in phases at Mouje: Chhani, Taluka: Chhani, District: Vadodara, bearing Survey No. 256/2 paiki admeasuring ***** square meters comprised in Town Planning Scheme No. 13 by Final Plot No. 78, Vadodara (hereinafter referred to as “Scheme / Project”).

Ref.: Your Booking Form Dated _____ for booking Residential Unit / Apartment No. ___, on ___ floor in Tower ___ of the Project to be developed under Phase 1 of the scheme bearing the name “VEDA”

1. Alembic 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 in Tower _____ admeasuring _____ square feet (Carpet Area) i.e. _____ square meter, together with verandah / balcony admeasuring _____ square meters and wash area admeasuring _____ square meters (if applicable) in its scheme known as “Veda” (“**the said Apartment**”).
2. You have agreed to purchase and acquire and we have agreed to sell the said Unit on the terms and conditions more particularly set out in the Agreement to Sell attached hereto as Annexure _____ / available on our web portal for perusal (Web-link: _____), hereafter 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 said land. You have further also taken inspections of documents, title deeds, approved plans, Rajachitthi (Commencement Certificate) and all relevant documents recited in such Agreement to Sell and thus have agreed to purchase the said Unit upon fully being satisfied with our title.
3. We have also explained to you the phase wise development of the said Scheme / Project which shall be undertaken by us as and when requisite permissions in that respect are obtained from the competent authority/ies. We may further state that the layout for the

construction of the said scheme and further phases, shall be subject to final approval from the concerned authorities including the Gujarat Real Estate Regulation Authority.

4. You have agreed to acquire the said Unit at or for a total consideration of Rs. _____/- (Rupees _____ Only), including consideration towards the common amenities, a broad break-up of which is as under and which is more specifically enumerated in the said Agreement to Sell:

- a.
- b.

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

5. The Company has accepted and hereby acknowledges the receipt of booking amount paid by you being Rs. _____/-. The balance Sale Consideration of Rs. _____ shall be paid by you in accordance with the Payment Plan annexed hereto as Annexure '____'. 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 @ _____per annum 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 _____ and that time shall be of essence.
6. Subject to making payment of ten percent of the total consideration, the Agreement to Sell shall be executed by the Company in your favor. 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 Unit and 1 (One) Complementary car parking space at place designated by the Company.
7. This Allotment Letter contains the preliminary terms governing the allotment of the said Unit by the Company to the Allottee(s)/Applicant(s). This Allotment Letter and the agreed terms and conditions of the booking form does not vest any right, title or interest in the Allottee(s)/Applicants(s) or any other persons with respect to the said Unit. The Company shall have the first lien and charge on the said Unit for all its dues that may become due and payable by the Allottee(s)/Applicants(s) to the Company.
8. 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 Unit. The Possession of the said Unit shall be handed over only after receipt of the entire consideration and upon execution of the Sale Deed/Deed of Conveyance.

9. It is hereby stated that the booking of the said Unit is subject to your making timely payments and complying with all the obligations and also subject to execution 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 sale consideration as aforesaid then the Company shall be fully entitled, at its sole discretion to undertake termination in accordance with the terms agreed under the Agreement to Sell.

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 Alembic Ltd.

(Name)
(Designation)

I accept the above terms & conditions

(Mr. _____)

ANNEXURE A
Agreement to Sell

ANNEXURE B
Payment Plan for Residential Unit
(w.e.f. 01.08.2017)

Sr. No.	Stage of Construction	Percentage of Payment
1.	Prior to execution of the Agreement to Sell (including the booking amounts / application fees)	10%
2.	On execution of the Agreement to Sell	20%
3.	on completion of Plinth of the Building or Wing in which the said Unit is located	15%
4.	On casting of 1 st slab of the Building or Wing in which the said Unit is located.	5%
5.	On casting / completion of 3 rd slab of the Building or Wing in which the said Unit is located	5%
6.	On casting / completion of 5 th slab of the Building or Wing in which the said Unit is located	5%
7.	On casting / completion of 7 th slab of the Building or Wing in which the said Unit is located.	5%
8.	On casting / completion of 9 th slab of the Building or Wing in which the said Unit is located.	5%
9.	On completion of Internal Plaster of the Building or Wing in which the said Unit is located	5%
10.	On completion of Flooring of the Building or Wing in which the said Unit is located	5%
11.	On completion of Lift Lobby / Stair case and External Plaster of the Building or Wing in which the said Unit is located.	5%
12.	On completion of External Plumbing / Water proofing / internal Electrical fittings of the Building or Wing in which the said Unit is located.	5%
13.	On completion of External Development of the project.	5%
14.	Before execution of the Sale deed for the said Unit.	5%
	Total	100%