

Ref.No._____Dated:

To,

_____(Name of the Purchaser)

_____(Address)

Dear Sir/Madam,

Sub:Booking/Allotment of Flat / Shop No.____ in the Scheme Rudra Enclav constructed on the land situated at Revenue Survey No.1081, admeasuring 8094.00 Sq.Mtr. paiki Northen side land admeasuring 7934.00 Sq.Mtr. T.P. Scheme No.49 (Chhani), Final Plot No.262, admeasuring 4856.00 Sq.Mtr. of Mouje Village Chhani in the Registration District & Sub District: Vadodara.

The land bounded as under :

East : Final Plot No.252

West : 18.00 Mtrs T.P. Road.

North : Final Plot No.373 Residencial Plot

South : 18.00 Mtr. T.P. Road after Maruti Hights scheme

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, Rudra Enclav (hereinafter referred to as "the Promoter") has provisionally allotted Flat / Shop ____ to you.
The Carpet Area of said allotted to you, is approximetly _____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 other charges to be paid by you for acquiring the said Flat as appearing hereinafter.
3. 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 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 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 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 thereon which is duly acknowledged by you.

4. 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"**.

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'** 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 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 Balaji Infrastructure

Authorized Signatory

Encl : As above.

I accept the above terms & conditions

Name of purchaser:
Purchaser

Signature of

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 Flat /Shop is Rs. _____ (**Rupees** _____ **Only**) as an Initial Payment (hereinafter referred to as **“Earnest Money”**) and being Part Payment out of Total Sale Consideration of said Flat. The Purchaser hereby agrees to pay to 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 purchase of the said Flat 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 Flat (**“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 **“Rudra Enclav”** 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 Flat/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 Flat 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 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 off and sell the said Flat to such person and at such price as the Developer may in its absolute discretion think fit.

i) **Description of the property:** The Shop / 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. Mts. In building underneath, road and C O P of the housing estate known and named as **Rudra Enclav** constructed on the land situated at **Revenue Survey No.1081, admeasuring 8094.00 Sq.Mtr. paiki Northern side land admeasuring 7934.00 Sq.Mtr. T.P. Scheme No.49 (Chhani), Final Plot No.262, admeasuring 4856.00 Sq.Mtr. of Mouje Village Chhani, Tal. & Dist. Vadodara in the Registration District Vadodara and Registration Sub-District Vadodara State of Gujarat.**

Flat / Shop Boundries

East :

West :

North :

South :