

Date: _____

_____,
_____,
_____,
_____.

Subject: Reservation of Flat no. _____ on _____ floor in Wing _____ admeasuring carpet area of _____ Sq. mtrs (hereinafter referred to as “said flat”) in the housing project to be known as “Neel Sidhi Orbit” to be constructed on the earmarked Plot admeasuring about 6,448.131 sq.mtrs situated at Plot 23, Sector 11, New Panvel, Village-Panvel, Taluka - Panvel, District - Raigad registered Sub-District Raigad – Maharashtra - 410206.

Reference: Your Application dated _____

Dear Sir/ Madam,

1. We are in receipt of captioned your Application dated _____ for Reservation of the said flat in the housing project namely **“Neel Sidhi Orbit”**
2. You have stated that you have perused, understood and are fully satisfied with all the documents as uploaded by us on the MAHARERA website in respect of our housing project having RERA Registration No. _____.
3. After detailed discussion and negotiation you have requested us to reserve the said flat in the housing project known as **“Neel Sidhi Orbit”** for a total sales consideration of Rs. _____ /-(Rupees _____ only).
4. Now, upon your request and after considering the payment schedule agreed by you, we are pleased to reserve for you the said flat for a consideration of Rs. _____ /- (Rupees. _____ Only) on the terms & conditions appearing hereinafter.
5. The aforesaid sales consideration will be payable by you in the manner mentioned in the draft Agreement for Sale as uploaded by us on the MAHARERA website.
6. In addition to the above you shall also be liable to pay applicable Goods and Services Tax and all such taxes, cess, charges as applicable in respect of the said flat within the statutory time frame.

4. You are aware and have agreed that upon payment of 10% of the agreed sales consideration you shall execute and register the Agreement for Sale. You have further agreed to pay the applicable stamp duty and registration charges as applicable within the prescribed timelines and be present for registration of the executed Agreement for Sale at the Office of Sub Registrar of Assurances. We shall not be liable under any law for any delay, laches and / or negligence shown by you in presenting the "Agreement for Sale" for execution and registration before the competent authority.
5. You have mutually agreed and understood that even if the "Agreement for sale" is not executed by you, the terms and conditions of the draft agreement for sale shall be binding upon you and in the event of default in compliance of any obligation contained therein, we will be entitled to cancel the reservation at our sole discretion and also levy interest for delay committed by you at such rate as prescribed in the draft Agreement for Sale.
6. Upon termination of this reservation, the part payment made for the said flat shall be forfeited and you shall not have any claim, right or interest in the said flat.
7. We shall at our discretion, be entitled to charge to you interest, at such rates prescribed under law from time to time, on all the amounts which become due and payable by you till the amount is paid by you. However such entitlement of interest shall not be deemed to be a waiver of our right to terminate this reservation.
8. Nothing in this letter shall be deemed as demise of any right, title and interest in the said flat. This reservation merely entitles you to enter into an "Agreement for Sale" at a future date upon payment of agreed consideration as per the payment schedule mentioned in the draft Agreement for Sale.
9. 1 (One) covered car parking space in the said housing project shall be allocated to you.

Or

You have informed us that you do not require covered car parking space in the said housing project. Accordingly, no allocation of covered car parking space is made against your Flat. You have undertaken, assured and guaranteed not to claim in future covered car parking space in the said housing project, nor raise any objection to use of covered car parking spaces by other Flat Purchasers for whom covered car parking spaces have been allocated/ would be allocated by us.

10. We confirm having received Earnest Money Deposit/ Booking Amount of Rs. _____/- (Rupees _____ only) vide cheque no _____

_____ dated _____ drawn on _____ bank branch against reservation of said Flat alongwith GST of Rs. _____/- (Rupees _____ only) vide cheque no _____ dated: _____ drawn on _____ bank branch.

Thanking you,
Yours faithfully,

For NEEL SIDHI RELATIES

Partner.

We hereby confirm the terms and conditions of this letter.

(PURCHASER)

WITNESSES:

(1) _____

(2) _____