

Date:

To,
Allottee

Dear Sir/ Madam,

Ref: Your request letter dated _____ for Reservation of Unit no.____, on ____ floor of _____wing in Building No. _____, admeasuring carpet area of _____ sq. mtrs with additional area of _____ sq. mtrs (Gross usable area = _____sq. mtrs) (the “**unit**”) in project known as “**UDAAN AVENUE**” constructed on piece and parcel of land bearing Survey/Hissa no.34/1/b situated at Village Neral, Taluka Karjat, District Raigad (the “**said land**”)

1. We are in receipt of the captioned letter from you wherein you have stated that you have perused the approved Plans, title search report of said land, title certificate, title documents, revenue records, development permissions and other documents evidencing the approval of project by competent authority, registration certificate bearing no_____ under RERA and Architect’s Certificate certifying the area of unit, and draft “Agreement for sale” terms of which have been accepted by you in toto. After detailed discussion and negotiation you have requested us to reserve for you Unit no.____, on____ floor of _____wing in Building No. _____, admeasuring carpet area of _____ sq. mtrs with additional area of _____ sq. mtrs (Gross usable area = _____sq. mtrs) in project titled as “**UDAAN AVENUE**” (the “**unit**”) against a consideration of Rs.____/- (Rupees in words _____ only) to be paid as per the specific payment schedule offered by you (the “**consideration**”).
2. Now upon your request and after considering the payment schedule offered by you we are pleased to reserve for you the said unit, for said consideration the following preliminary terms & conditions.
3. The consideration for the Unit shall be paid by you in the following manner, time being essence of contract:

Payment Schedule

Payment Terms	Percentage
Booking and registration	10%
On Commencement of Plinth	10%
On Completion of Plinth	10%
On Completion of 1 st Slab	10%
On Completion of 2 nd Slab	10%
On Completion of 3 rd Slab	10%
On Completion of 4 th Slab	10%
On Completion of 5 th slab	10%
On Brickwork/Plaster work	8%
On Plumbing/Electrical/Tiling	5%
On Commencement of Painting	5%
On Possession	2%
	100%

Apart from the above, you shall pay an amount of Rs. _____/- on account of GST(the “**statutory taxes**”). Apart from the above, you shall also pay Stamp duty and Registration charges as applicable and Rs. _____/- on account of legal and documentation charges (the “**procedural charges**”). Statutory charges and procedural charges shall be paid by you within 30 days from the date of this letter. The said consideration as above is determined after passing on the benefit of credit of GST on the input cost to you.

4. You shall pay any statutory taxes, any additional rate of statutory taxes, GST, additional stamp duty and additional registration charges on consideration as may be applicable from time to time.
5. You shall obtain a mutually approved draft copy of the “Agreement for sale” from our office and shall take immediate steps to get the same duly stamped under the Stamp Act and registered under the Registration Act, 1908. We undertake to make ourselves available through authorized representative for purpose of registration at the notice of fifteen (15) days from you. 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.
6. We shall be entitled at our discretion to terminate this reservation in the event of you committing default in payment on due date of any amount due and payable by you to us under this reservation (including your proportionate share of taxes levied by competent authority and other outgoings) and on you committing breach of any of the terms and conditions herein contained.
7. That upon termination of this reservation, we shall deduct cancellation charges of a sum of Rs. _____/- (Rupees in words _____Only) from the booking amount received.

8. That upon termination of Agreement for sale and registration of the cancellation deed under the Registration Act, 1908, we shall refund you the installments of sale price of the unit as per the terms mentioned in the said agreement. We are not liable to refund the taxes and other statutory charges collected from you till the date of termination of the agreement.
9. We shall at our discretion, be entitled to charge to you interest at the rates prescribed under the RERA Rules on all the amounts which become due and payable by you under the terms of this agreement from the date the said amount is payable till the date the amount is actually paid. However such entitlement of interest shall not be deemed to be a waiver of our right to terminate the agreement as per the provisions of the agreement.
10. We may allow the occupation of the said unit to you only after receiving the entire amount of consideration, all other receivables and after necessary documentary compliance from your side.
11. You shall use the unit strictly for the purpose for which it is allotted. No change of user will be permitted except by the competent authority. You agree that you will not transfer/assign the benefits of this reservation without our previous written consent. Any transfer/assignment without our written permission will be void – ab – initio.
12. You agree to sign all applications, papers and documents and do all such acts, deeds and things as we may require for safe guarding the interest in the said project.
13. In case you require a site visit, prior written permission from the undersigned is necessary. We will not be responsible for any accident or mishap that may happen on site either to you or to any of your family members or friends.
14. In respect of any amount remaining unpaid under this Reservation including taxes on consideration, we will have a first lien and charges etc.
15. Nothing in this letter will be deemed as demise of any right, title and interest in the said unit or the property. 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 herein above.
16. It is also agreed and understood that this reservation letter will stand overridden by executed and registered “Agreement for sale” in respect of said unit.

For **M/S. UDAAN DEVELOPERS**

Shri Vipin M. Thaper
Authorized Partner

We hereby confirm the terms and conditions of this letter.

(Mr. _____)
ALLOTTEE

PAN No. _____
Aadhar No. _____

WITNESSES
(1) _____

(2) _____

RECEIPT

RECEIVED with thanks of and from the within named Shri/ Smt _____ (PAN _____, Aadhar No. _____) prospective Allottee a sum of Rs. _____/- (Rupees _____ - only) through Cheque No. _____, drawn on _____ bank dated _____ towards reservation amount and Rs. _____/- (Rupees _____ - only) through Cheque No. _____, drawn on _____ bank dated _____.

For **M/S. UDAAN DEVELOPERS**

Shri Vipin M. Thaper
Authorised Partner

THE RECEIPT IS SUBJECT TO REALIZATION OF CHEQUES