

To
Mr./ Mrs.

Date:

Dear Sir/ Madam,

Sub : Villa Booking - Hallmark Imperia.
Ref : Your Application for Villa Allotment Letter dated: _____.

We are glad to inform you that, the Villa No._____, admeasuring _____square yards, with a built-up area of _____ square feet consisting of Ground plus two upper floors, situated at Osman Nagar Village, Ramachandrapuram Mandal, Sanga Reddy District, and Gopanpally Village, Serilingampally Mandal, Ranga Reddy District., has/ have been booked by Mr./Mrs._____. This booking is subject to the following payment schedule and terms and conditions and subject to the realization of the advance amount mentioned below:

A. Payment Receipt:

Sl.No.	Date	Cheque No.	Drawn on Bank	Amount
1				
2				
3				

B. Payment Schedule:

Balance amount of the Sale Consideration to be paid as per the Schedule mentioned in the Annexure hereto.

C. TERMS AND CONDITIONS:

1. The allotment of the Villa has been done provisionally and shall be confirmed only upon signing the Agreement of Sale.
2. No Cancellation is permitted once the initial 20% booking advance is made, in case of cancellation prior to initial 20% payment, Holding Charges, Administration Charges and any Taxes which are already paid to the statutory authorities i.e., GST and TDS will be deducted from the initial booking advance paid.

For Hallmark Infra-Con (India) Pvt. Ltd.
K. G. S.
Managing Director

3. The Agreement of Sale can be executed only after payment of booking advance i.e., 30% of total Villa cost. The Agreement of Sale would be as per the standard format prescribed by the Telangana Real Estate Regulation Authority (TS-RERA).
4. In case of Home Loan, a Tripartite Agreement between Bank and Purchaser and Company shall be executed only upon the payment of the difference amount between Sale Price and the Bank Sanctioned Loan Amount.
5. Loans from any bank or financial institutions towards purchase of the said Villa may be availed by the Purchaser(s). However, if a particular bank/ institution refuses to extend financial assistance on any ground, or if the Customer(s) is/are not eligible for the loan, the applicant(s) shall not make such refusal and excuse for non-payment of any installment.
6. The Purchaser(s) shall pay the entire Sale Consideration prior to registration of the Villa or before taking possession of the Villa (whichever is earlier) including the upfront Corpus Fund and Maintenance Charges for 2 years, Goods and Services Tax, TDS to M/s Hallmark Infra-con (India) Pvt. Ltd., to execute the Registered Sale Deed in his/her/their favour.
7. If the Purchaser(s) intends to change the Villa already booked by him/her/them to another flat or intends to transfer the Villa in the name of his/her/their nominee or any other third party(ies) in the same project or in any other project developed by the Company, on his/her/their specific request in writing, the Company may, at its sole discretion and subject to the availability, decide to accept the request, on the condition of the customer paying a minimum amount of Rs. _____ (Rupees _____ only) towards the transfer fee for change of the Villa.

D. BOOKING DETAILS:

Villa No :
 Area of the Villa : Square yards
 Built-up Area : Square yards
 Date of Booking :
 Total Sale Consideration : Rs. _____/- (including Amenities)

E. SALE CONSIDERATION INCLUDES:

Club House Membership

F. PAYMENT SCHEDULE:

Payments should be made as per the Annexure mentioned hereunder (or) at the time of handing over of Villa for possession (Interiors), whichever is earlier.

For Hallmark Infra-Con (India) Pvt. Ltd.

 Managing Director

ANNEXURE

Sl. No	Stage of Payment	Percentage (%) of payment
A - Sale Consideration		
1	Advance Received so far	Rs.XX,XX,XXX/-
2	Within 15 days from the date of Booking	20% (includes Advance amount and 1% TDS) + GST
3	On Commencement of 1 st Slab	20% (includes 1% TDS) + GST
4	On Commencement of 2 nd Slab	20% (includes 1% TDS) + GST
5	On Commencement of Brick Work & Plastering	20% (includes 1% TDS) + GST
6	On Commencement of Flooring	15% (includes 1% TDS) + GST
7	Before Handing of the Villa (or) Registration, whichever is earlier	5% (includes 1% TDS) + GST
B - Corpus Fund		
1	Rs.75/- per square yard	Rs.XX,XX,XXX/-
C - Maintenance Charges		
1	Rs.____/- per square feet for 2 years	Rs.XX,XX,XXX/-
D - Legal & Documentation Charges		
1		Rs.XX,XXX/-
E - Premium Villa Charges		
1	East, Corner & Park Facing	Rs.XX,XX,XXX/-

Please Note: The 1% TDS is part of Sale Consideration including Amenities.

For Hallmark Infra-Con (India) Pvt. Ltd.

 Managing Director