

## **SCHEME FOR FRIST 100 FLATS ONLY**

ANNEXURE- S

### **LUCKY DRAW OF FLATS BY GRACIOUS ELLYSIAN LL P PROJECT: ELLYSIAN GREENS, SECTOR-53,BHIWADI**

<u>NUMBEF OF FLATS</u>	<u>FLAT SIZE</u>	<u>DISCOUNT</u>
3 FLATS	560 SQ.FT	20 %
5 FLATS	560 SQ.FT	10 %
1 FLAT	840 SQ.FT	100%
3 FLATS	840 SQ.FT	15 %
1 FLAT	920 SQ.FT	40%
3 FLATS	920 SQ.FT	10%
3 FLATS	975 SQ.FT	15%

**TOTAL DISCOUNTED FLATS- 19**

#### **Terms and Conditions:**

1. That the applications are invited for 100 flats by the company and on receiving all the applications a lucky draw shall be conducted. The Lucky Draw is for Nineteen flats out of hundred which shall be given at a discounted rate and remaining flats shall also be considered for special surprises, concessions and discounts.
2. That the company reserves the right to effect suitable changes and alterations in the layout of the project and increase or decrease the number of flats being allotted and also the price list may be revised as per the prevailing rates.
3. **ALLOTMENT:**
  - I. On receiving 100 applications the draw shall be conducted within 2 weeks and all the applicants shall be notified about the draw.
  - II. In the lucky draw 1 flat shall be free (excluding the government and other expenses) and other 18 flats shall be given at a discounted rate as mentioned in the Annexure S.
  - III. The discount shall be available on the Basic Sale Price.
3. There shall be no provision of refund or cancellation once an applicant has applied for the flat. However on completion of 6 months and on payment of half the amount of total price of the flat the same can be transferred to any third person after the payment of the transfer fee.
4. **MODE OF PAYMENT**
  - I. 10% of the total cost shall be done with the application form and the remaining payment shall be done as per the payment plan attached with the application form.
  - II. Any default in payment shall attract @2.5% interest per month.
  - III. In case the applicant fails to make the payment of the entire amount within the prescribed time and makes a default in payment after repeated reminders and requests it will be considered as jeopardising the project and in that case company can take any step as it deems fit in favour of the project.
  - IV. All payments shall be made through cheque/DD/RTGS/NEFT or Net-banking etc.
5. Bank finance will be available to eligible candidates; others have to pay by self.
6. In case the allottee makes any transfer or sale of the allotted flat in a manner which is against the provisions of the Rajasthan government the allottee shall face 200% penalty and legal action.
7. The applicant after the payment of 20% cost of the flat shall sign and execute a buyer developer agreement which shall contain detailed terms and conditions including the conditions herein mentioned and the same shall be valid and binding on the applicant(s).
8. The company reserves the right to modify amend and add to the above terms and conditions without notice at any point of time.

I/we have fully read and understood that, the above mentioned terms and conditions for allotment of the flat. I/we agree and undertake to sign the Buyer Developer Agreement and other required documents as and when called upon by the company to do so.

Date: \_\_\_\_\_

Signature of the applicant: \_\_\_\_\_