

USMAN ENTERPRISES
BUILDER & REAL ESTATE DEVELOPERS
FF-7 1st, Velho Trade Centre ,
Opp. Municipal Market, next to Goa Sahakar Bhandar,
Panaji-Goa, 403 001, Off:- 0832-2422158

ALLOTMENT LETTER

Ref. No.:

Date :-

To,
Mr/Mrs.....
Address.....
Contact no.....
e-mail:-----

Sub:- Allotment of Shop/Flat no..... on.....Floor, in the project known as KEYNAZ APARTMENTS.

Dear Sir/Madam,

I, hereby allot you Shop/Flat No....., on..... floor with reserved stilt or off-street car parking in Block no. -----,admeasuring having Carpet area of -----sq.mts.and admeasuring having super built-up area of -----sq.mts.or thereabout (hereinafter referred to as the (Shop/apartments) in our proposed building to be constructed known as, KEYNAZ APARTMENTS, situated at Morambi-O-Pequeno of Village Mercedes in Survey no.17/4, for the total consideration of Rs..... (Rupees..... only).

I, have received a sum of Rs..... (Rupees.....). as earnest money in respect of the above referred apartment Details of the same are as follows:

Sr. No	Date	Cheque No	Bank Name	Branch	Amount
1					
Total					

PROJECT , is registered as per the provisions of **RERA** with the Real Estate Regulatory Authority at under No.

This allotment letter issued to you on the understanding and assurance given to me/ us, that you will enter into regular Agreement for sale under the provisions of the Real Estate (Regulation and Development)Act, 2016 (as amended upto date)on terms and conditions, which may contain therein you undertake to execute the Agreement of Sale, as and when called upon you by me/us and pay the necessary stamp duty and registration/legal charges thereof. All the terms and conditions mentioned in the Allotment letter and/ or Agreement for sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions :

1. All the terms and conditions in the Draft Agreement to sale, document which is available on Rera website and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this letter of Allotment, the Allottee shall be liable to pay the aforesaid consideration value shown in the table as per **Annexure -A** attached herewith.
3. The Society formation and Other charges as specified in Rera Website ,which shall be paid by the allottee at appropriate time.
4. The Allottee shall not transfer resale this unit without prior consent of promoter till the document Agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail ID provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
7. This letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Panaji- Goa alone shall have exclusive jurisdiction over all matters arising out or relating to this letter of

Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and conciliation Act. 1996.

For any queries contact on:

Phone No. 9970182464/0832-2422158

Email :usmancomm@yahoo.co.in

Kindly confirm the above arrangement by signing the Allotment letter,

Thanking you.

Yours faithfully,

I/We confirm and accept

1)Mr./Mrs.....

For M/s Usman Enterprises
Proprietor

Annexure- A

The payment Plan is as follows :

SHOP/FLATS

MODE OF PAYMENT	%	AMOUNT
1. On booking & signing	10%	
2. On completion of Plinth	10%	
3. On Completion of stilt floor slab	10%	
4. On Completion of first floor slab	10%	
5. On Completion of 2 nd floor slab	10%	

6. On Completion of Roof slab	10 %
7. On Commencement of masonry	5 %
8. On Commencement of internal plaster	10 %
9. On Commencement of External plaster	5 %
10. .On Commencement of Tiling/doors	5%
11. On Commencement of wiring /windows	5%
12. On Commencement of internal painting	5%
13. On Handing over or Deed of sale	5%
Total	100%

Bank Details are as under:

Account Name	Usman Enterprises
Account number	38763473149
Bank	State Bank Of India
Branch	Mandovi, Panaji-Goa
IFSC Code	SBIN0000509