TIN : 30881102450
CST No. : M/CST/4686
CIN : U70109GA1976PTC000269

Kayji Real Estate Pvt. Ltd.

ALLOTMENT LETTER

Date: 23.01.2025

To,
Mr./Mrs./Miss : .....
Address: .....
E-mail : .....

Sub: Allotment of Villa ..... situated in the project known as VITAURA Phase I situated at survey No. 29/12 B at Colva, Salcete, Goa.

Dear Sir/Madam,

We hereby allot you Villa ..... admeasuring an area of ..... sq. mtrs. situated in our project known as VITAURA Phase I situated at survey No. 29/12 B at Colva, Salcete, Goa for the total consideration of Rs. ...../- (Rupees .... Only).

We have received a sum of Rs. ...../- (Rupees ..... Only) as earnest money in respect of the above referred Villa. Details of the same are as follows:

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

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority under No. ....

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein. You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration 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 Villa 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 mentioned 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.

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2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value and other amount shown in Payment Schedule written herein below.

3. The society formation and other charges as specified in Payment Schedule hereto together 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. The allotment letter shall be issued to the allottee once he/she make 20% of the total amount of the unit within one month from the date of booking.

6. In case the allottee fails to make payment after ..... months of booking the unit and or fail to execute and register the Agreement for sale and wish to cancel the booking of the Villa. In such cancellation, 30% of the amount paid by allottee to the Promoter till date of cancellation shall stand forfeited towards liquidated damages and the balance 70% shall be refunded to allottee without interest.

7. All letters, circulars receipt and/or notices to be served on alllottee as contemplated by this present shall be deemed to have been duly served if sent by registered AD 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 obligation.

8. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Margao Goa alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Phone No. ..... Email: .....

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,
For KAYJI REAL ESTATE PRIVATE LIMITED

KAYJI REAL ESTATE PVT. LTD. MARGAO GOA

Shri. Vikrant Shridhar Prabhu Desai
Authorized representative

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I/We confirm and accept

1. .....

2. .....

The payment plan is as follows:

Sr. No.	Payment Schedule	
i)	10% on booking/before executing this Agreement.	
iv)	Balance amount to be paid within 30 days after registration of Agreement for Sale or before the delivery of possession whichever is earlier	
v)	Cost of formation and registration of the Maintenance Society to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.	
vi)	Cost of Maintenance of the building @ ..... per sq. mtrs. for the _____ years from the date of Occupancy Certificate to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.	
vii)	Legal fees and paper work to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.	
viii)	Cost of water and electricity connection, transformer cost, meter cost, infrastructure tax and house tax charges, security deposit to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.	

Bank details are as under:

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	