

From,

**MR. SUSHANT NAIQUE alias
SUSHANT VISHNOO DESSAI**

R/o, House No. 798/1, Gotton,
Cuncolim, Salcete Goa- 403 703

Date: 13.07.2023.

To,

Mr./Mrs./Miss :

Address:

E-mail :

Sub: Letter of Allotment.

Ref: Flat No situated on
Floor in the project known as **"SWARIKA HEIGHTS"** situated at Cuncolim, Salcete,
Goa.

Dear Sir/Madam,

I hereby agree to allot you Flat No. admeasuring an area of Sq. mtrs.
situated on..... floor in our building known as **"SWARIKA HEIGHTS"**
situated at Cuncolim, Salcete, Goa for the total consideration of Rs./- (Rupees
.....
..... Only).

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

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

Project **"SWARIKA HEIGHTS"** is registered as per the provisions of RERA with the Real
Estate Regulatory Authority, Goa under No.
.....

This letter of allotment 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 letter of
Allotment and/or Agreement for Sale or such other documents executed for sale of the
flat 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.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value and other amount as per payment plan shown in the **TABLE** hereinbelow.
3. The society formation and other charges as specified in the **TABLE** 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 allottee shall make the payment to the Promoter/Vendor cum Developer in his RERA account as per the plan referred in the **TABLE** referred herein below within 15 days of notice. In case of failure on the part of the allottee to make the payment within the stipulated time, then the allottee shall be liable to pay the balance consideration with interest @ % p.a. from its due date till the same is actually paid and realized.
6. In case the allottee wish to cancel the booking of the flat after making initial part payment. In such cancellation, 30% of the amount paid by allottee to us till date of cancellation shall stand forfeited towards our liquidated damages and the balance 70% shall be refunded to allottee with no interest.
7. 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 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 Goa alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment.
9. The Allottee shall make the payment to the Promoter/Vendor cum Developer as per the Schedule given below: The payment plan is as follows:

TABLE**Consideration of Flat is Rs. /-**

Mode of payment	Amount	Goods & Service Tax	Total amount received & receivable

i) Amount paid at the time of booking.	Rs...../-	Rs./-	Rs./-
ii) Amount to be paid at the time of executing the agreement for Sale.	Rs./-	Rs./-	Rs./-
iii) Amount to be paid on or before2023	Rs./-	Rs./-	Rs./-
iv) Amount to be paid on or before2023	Rs./-	Rs./-	Rs./-
v) Amount to be paid on or before2023	Rs./-	Rs./-	Rs./-
vi) Balance amount to be paid on or before or before Sale Deed or before the delivery of possession whichever is earlier.	Rs./-	Rs./-	Rs./-
Total	Rs./-	Rs./-	Rs./-
vii) TDS @ 1%	Rs./-		
viii) Cost towards the formation and registration of the Maintenance Society to be paid on or before or before Sale Deed or before the delivery of possession whichever is earlier.			Rs. 20,000/-

ix) Cost towards the Maintenance of the building for the 1 st five years from the date of Occupancy Certificate to be paid <u>on</u> or before or before Sale Deed or before the delivery of possession whichever is earlier.			Rs. /-
x) Legal fees and paper work to be paid <u>on</u> or before or before Sale Deed or before the delivery of possession whichever is earlier			Rs. 15,000/-
xi) Cost of water and electricity connection, transformer cost, meter cost, infrastructure tax, house tax charges, security deposit to be paid <u>on</u> or before or before Sale Deed or before the delivery of possession whichever is earlier			Rs. /-
GRAND TOTAL			Rs. /-

(Rupees Only).

NOTE: Applicable GST shall be paid by the Allottee separately along with each instalment mentioned in Sr. no. i), ii), iii), iv), v) and vi) hereinabove.

Bank details of the Promoter/Vendor cum Developer is as under:

Account Name	RERA Account
Account Number	50200079047521
Bank	HDFC BANK LTD
Branch	Cuncolim Branch
IFSC Code	HDFC0002178

You can contact me for any queries or assistance on Phone No.
.....
.....
Email:

Kindly confirm the above arrangement by signing this letter of Allotment.

Thanking You,

Yours faithfully,

For Promoter/Vendor cum Developer

**MR. SUSHANT NAIQUE alias
SUSHANT VISHNOO DESSAI**

I confirm and accept

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