

**ALLOTMENT LETTER**

To, \_\_\_\_\_ Date: \_\_\_\_\_

Mr./Mrs./Miss: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

Sub: Allotment of Shop / Flat No. \_\_\_\_\_ on \_\_\_\_\_ in the project known as “**Darius Paradise Phase II**” situated at Socorro Village, Porvorim, Bardez Goa.

Dear Sir/Madam,

We hereby allot you \_\_\_\_\_ on \_\_\_\_\_ floor (hereinafter Referred to as the Flat/Shop) in our proposed building to be constructed on a portion of land bearing Survey No. 405/13 & 405/15 part (Plot A) known as “Darius Paradise Phase II” situated at Socorro Village, Porvorim Bardez, 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 shop/Flat. Details of the same are as follows:

Sr.No.	Date	Cheque No.	Bank Name	Amount


Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at 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 Flat/Shop 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 shown in the Table as per Annexure - A attached herewith.
3. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
4. 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. 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 or assistance contact on:

Phone No: 9822644081

Email: chacko1957@yahoo.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

**C.V. Constructions,**  
**Sole Proprietor,**  
**MR. CHACKO VARGHESE**

Annexure A

The Payment Plan is as follows:

Flats/Shops:

On Booking & Signing	10%
On Completion of Plinth	15%
Casting of 1 <sup>st</sup> Slab	10%
Casting of 2 <sup>nd</sup> Slab	10%
Casting of 3 <sup>rd</sup> Slab	10%

Casting of 4 <sup>th</sup> Slab	10%
Casting of 5 <sup>th</sup> Slab	10%
Casting of 6 <sup>th</sup> Slab	10%
On Completion of Masonry	10%
On Completion of Palstering	10%
On Completion of Painting	3%
On Completion of Possession	2%

### **Other Outgoings**

You will also be required to pay the following charges /deposit before taking possession of the Premises in accordance with the Proposed Agreement.

- a) G.S.T: Rs\_\_\_\_\_/-
- b) Maintenance Deposit: Rs\_\_\_\_\_/-
- c) Monthly maintenance: Rs\_\_\_\_\_/-
- d) G.S.T on Monthly Maintenance: Rs \_\_\_\_\_/-
- e) Stamp Papers, Registration Fee, etc: Rs\_\_\_\_\_/-
- f) Transformer: Rs\_\_\_\_\_/-
- g) Electricity Meter: Rs\_\_\_\_\_/-
- h) Infrastructure Tax: Rs\_\_\_\_\_/-
- i) Other Charges: Rs\_\_\_\_\_/-