

# Kayji Real Estate Pvt. Ltd.

## ALLOTMENT LETTER

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

Date: 24.05.2022

**Sub:** Allotment of Flat No ..... situated on  
..... Floor in the project known as **"KAYJI SPLENDOUR"**  
situated at Curca, Bambolim, Tiswadi, Goa.

Dear Sir/Madam,

We hereby allot you Flat No. .... admeasuring an area of ..... Sq. mtrs.  
situated on..... floor in our building known as **"KAYJI SPLENDOUR"**  
situated at Curca, Bambolim, Tiswadi, 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 Flat. 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, Goa 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 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.

*CRH*

# Kayji Real Estate Pvt. Ltd.

2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the **TABLE -A** herein below.
3. The society formation and other charges as specified in **TABLE - B** 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 referred in **TABLE - A and B** herein below within 15 days of notice.
6. 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.
7. 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.
8. 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.
9. 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.

*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**

*C.R. Huilgol*

**Shri. Chandrakumar Ramarao Huilgol**  
**Authorized Signatory**



# Kayji Real Estate Pvt. Ltd.

We confirm and accept

1. ....

2. ....

### TABLE - A

The payment plan is as follows:

| Sr. No. | Time of Payment   | Percent of the total Consideration |
|---------|---|------------------------------------|
| i)      | At the time of booking/executing this agreement   | Rs.....                            |
| ii)     | On the completion of Plinth   | Rs.....                            |
| iii)    | On the completion of 1 <sup>st</sup> Slab   | Rs.....                            |
| iv)     | On the completion of 2 <sup>nd</sup> Slab   | Rs.....                            |
| v)      | On Completion of roof slab  | Rs.....                            |
| vi)     | On Completion of latterite masonry  | Rs.....                            |
| vii)    | On completion of Internal plastering  | Rs.....                            |
| viii)   | On completion of tiles fitting  | Rs.....                            |
| ix)     | On completion of sanitary fitting   | Rs.....                            |
| x)      | On completion of painting   | Rs.....                            |
| xi)     | Balance at the time of Occupancy  | Rs.....                            |
|         | TOTAL   | Rs.....                            |
| xii)    | 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.  | Rs.....                            |
| xiii)   | Cost of Maintenance of the building 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.                                     | Rs.....                            |
| xiv)    | Legal fees and paper work to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.  | Rs.....                            |
| xv)     | 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. | Rs.....                            |
|         | GTRAND TOTAL  | Rs.....                            |

**NOTE:** GST shall be paid separately along with each installment referred at sr. no. i to xi.

CRH

# Kayji Real Estate Pvt. Ltd.

Bank details are as under:

|                |                                       |
|----------------|---------------------------------------|
| Account Name   | RERA Account                          |
| Account Number | 50200068608571                        |
| Bank           | HDFC BANK                             |
| Branch         | Rangavi, Opposite Margao Municipality |
| IFSC Code      | HDFC0000037                           |

**TABLE - B**  
(to be confirmed)

**BUILDING MAINTENANCE AND OTHER ACTUAL CHARGES:**

- I. .... year building maintenance charges @ ..... per sq. mtrs. .... Rs ...../-
- II. Charges/Taxes/Cess
  - a) Electricity and water connection charges. .... Rs. ..../-
  - b) Infrastructure Tax. Rs. ..../-
  - c) House Tax. Rs..... /-
  - d) Legal charges and paper work. .... Rs...../-
  - e) Electricity meter cost. .... Rs..... /-
- III. Deposits:
  - a) Security Deposit to electricity Department. .... Rs. ..../-
- IV. Expenses/outgoing
  - a) Society formation and registration charges.
- V. Any other charges.

*Ch. H. L. Gol.*