

SHANAY

(Builders & Developers)

Cacora - Madhegal

Curchorem – Goa

Mobile: 8975330723

ALLOTMENT LETTER

To,

Date :

Mr./Mrs./Miss _____

Address:

Email id:

Sub: Allotment of Flat No. _____ on _____ in the project

Known as "SHANAY ORCHID" situated at a Village CURCHOREM Taluka QUEPEM GOA.

Dear sir/Madam,

We hereby allot you _____ on _____ floor (hereinafter referred to as the FLAT NO.) in our proposed building to be constructed known as "SHANAY ORCHID" situated at Village CURCHOREM Taluka QUEPEM GOA. For the total consideration of Rs. _____

(Rupees _____ only).

We have received sum of Rs. _____/- (Rupees

_____ only) as earned money in respect of the above referred apartment. Details of the same are follows:

Sr.No.	Date	Cheque No.	Bank Name	Branch	Amount
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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 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 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 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 attach herewith.
3. The society formation and Other Charges as specified in Annexure “B” here 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. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damage 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 provide which will be sufficient proof of receipt of the same by allottee and shall completely and effectively discharged of our entire obligation.
7. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The courts of Quepem, Goa alone shall have exclusive

jurisdiction over all matters arising out of or relating 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 Number: 8975330723

Email: nel_baba19@gmail.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For

accept

Proprietor

We confirm and

1)

2)

ANNEXURE B (To be confirmed)

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess for one year

- a) Municipal Cess/Taxes
- b) Water Charges
- c) Electricity charges

II) Deposits

- a) Electrical Meter

III) EXPENSES/OUTGOING

a) Society Registration Charges

IV) ANY OTHER CHARGES

a) One-year Building Maintenance Charges @ _____per sq.mtr.

b) Legal Charges

c) Infrastructure development charges

d) Four-years Maintenance Charges

ANNEXURE A

The payment plan is as follows :

Flats

Bank Details are as under :

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	