

# Kayji Real Estate Pvt. Ltd.

## ALLOTMENT LETTER

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

Date: 25.06.2020

**Sub: Allotment of Plot No ..... situated in survey number 62/13 of Revenue village Dabolim of Mormugao Taluka in the project known as "VIMAN NAGAR" situated at Dabolim, Mormugao, South Goa, Goa.**

Dear Sir/Madam,

We hereby allot you a developed plot being Plot No. .... admeasuring an area of ..... Sq. mtrs. in our project known as "**VIMAN NAGAR**" situated in survey number 62/13 of Revenue village Dabolim of Mormugao Taluka 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 plot. Details of the same are as follows:

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

Project **VIMAN NAGAR** 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

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terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the plot 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 **Table - A** herewith.
3. The Maintenance, 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 plot without prior consent of promoter till the document agreement to sale is registered.
5. The allottee shall make balance consideration within ..... month of booking the unit.
6. In case of failure on the part of the allottee to pay the balance consideration 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 plot 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 Vasco Goa alone shall

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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:*

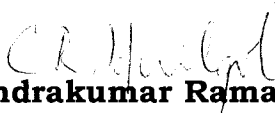
Phone No. .... Email:  
.....

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

**For KAYJI REAL ESTATE PRIVATE LIMITED**

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

We confirm and accept

1. ....

2. ....

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**Table - A**

The payment plan is as follows:

Sr. No.	Payment Schedule
i)	20% On booking/before executing the Agreement for Sale.
ii)	a sum of Rs. ____/- within ____ days/months from the date of registration of agreement for Sale;
iii)	a sum of Rs. ____/- within ____ days/months from the date of registration of agreement for Sale;
iv)	a sum of Rs. ____/- within 15 days from the date of notice issued as per the Agreement.

**Table - B**

Other charges and payment plan is as follows:

Sr. No.	Payment Schedule
i)	A sum of Rs. .... towards the cost of Maintenance of the Amenities for Five years from the date of Final NOC to be paid on or before Sale Deed or before the delivery of possession of plot whichever is earlier.
ii)	A sum of Rs. .... towards cost of formation and registration of the Maintenance Society/Association to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.
iii)	A sum of Rs. .... Towards Infrastructure Tax to be paid on or before Sale Deed or before the delivery of possession of plot whichever is earlier.
iv)	A sum of Rs. .... towards Legal fees and paper work to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.
v)	Such amount as payable towards stamp duty and registration fees for the Sale Deed of the said plot to be paid on or before Sale Deed or before the delivery of possession-whichever is earlier.-
vi)	Such amount as payable towards Goods and Service Tax and Value Added Tax to be paid on or before Sale Deed or before the delivery of possession-whichever is earlier.

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



# Kayji Real Estate Pvt. Ltd.

Bank details are as under:

Account Name	Current Account
Account Number	00372560000802
Bank	HDFC BANK
Branch	Rangavi, Opposite Margao Municipality
IFSC Code	HDFC0000037

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