

ALLOTMENT LETTER

Date:

To,

_____ Mr./Mrs./Miss:

_____ Address:

_____ E-mail:

Sub: Allotment of Shop / Flat No _____ on _____ in the project known as **“TRANQUIL RAMANTE”** situated at **GOKULWADI, SAKHALIM, BICHOLIM, NORTH GOA, Goa.**

Dear Sir/Madam,

We hereby allot you _____ on _____ floor(hereinafter Referred to as the Flat/Shop) in our proposed building to be constructed known as **“TRANQUIL RAMANTE”** situated at **GOKULWADI, SAKHALIM, BICHOLIM, NORTH GOA, 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 | Branch 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 Mapusa 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: 9619869756 Email: neeleshlm@gmail.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For TRANQUIL ASSETS LLP

Designated Partner

| | |
|--------------------------------------|---------------------|
| Bank A/c Details as under: A/c Name: | Tranquil Assets LLP |
| A/c Number: | . |
| Bank: | . |
| Branch: | . |
| IFSC Code: | . |

Annexure A

The Payment Plan is as follows:

| | |
|--|-----------------------------------|
| Flats/Shops: On Booking & Signing | 10% of property value + Gst |
| On Completion of Plinth | 40% of property value + Gst |
| On casting of 1 st slab | 50% of property value + Gst |
| On casting of Roof Slab | 70% of property value + Gst |
| On Completion of Masonry, Plaster and Tiling | 80% of property value + Gst |
| On Completion of Painting | 85% of property value + Gst |
| On Completion of Doors and Windows | 95% of property value + Gst |
| On Possession | 100% of property value + Gst |
| | <i>% mentioned are cumulative</i> |

Other Outgoings:

- 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 _____/-