

ALLOTMENT LETTER

To,

Date:

Mr./Mrs./Miss:.....

Address:.....

E-mail:.....

Allotment of VILLA/UNIT in "PINE CLIFF" situated at Village Parra Bardez, Goa.

Dear Sir/Madam,

Heartily Congratulations...

We are delighted to inform you that you have been allotted a Unit/Villa bearing no. on having tentative carpet area of _____ sq. ft and exclusive balcony area of _____ sq.ft. ,super built up area of _____ sq. ft. ("Unit"), against your Registration/ Application form no. _____ dated ("Application Form"), in our project named as "PINE CLIFF" ("Project") which is being developed upon land ad measuring 1550Sq. Meters situated at Village Parra Bardez Goa ("Project Land") here to in accordance with terms and conditions of said Application Form and this Allotment Letter.

For The Total Sale consideration of Rs. _____/- _____
Only). More particularly described in Annexure-I (Payment Schedule and Cost Details).

We have received a sum of Rs (Rupees Only) as earnest money in respect of the above referred Villa/Unit. 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 Unit/Villa shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

The allotment of the said unit/space is subject to the terms and conditions of the Application Form, this Allotment Letter and the terms and conditions of the VILLA Buyer's Agreement/Agreement for sale, proposed to be signed with you, including the timely payment of total payable amount and other payments as per the payment schedule mentioned in this Allotment Letter.

The above provisional allotment of the Unit in your favor, is further subject to you making timely payment to us as per the Payment Plan and execution of the standard v i l l a buyer's agreement/Agreement to Sell with us within 45 days from the date of its dispatch by us at your address as notified by you in the said application. The Agreement to Sell stipulates the detailed terms and conditions of the contemplated sale of the Unit in your favor. If you fail to sign and return the executed copy of the Agreement to Sell with the stipulated period of 45 days and/or if you fail to comply with any of your obligations as per application form or this provisional allotment including but not limited to making of timely payments as afore said, then we shall be fully entitled, at its sole discretion, at any stage, to cancel the allotment of the Unit and forfeit the entire Earnest Money. In such an event you will also not be entitled for their fund of amounts paid towards, statutory charges, interest on delayed payment etc.

1. The Allottee (s) is aware that the Total Payable Amount is inclusive of VAT/Service Tax/ Cess /GST or any other similar taxes levied in connection with the construction of the Project upto the date of handing over of possession of the Unit more particularly described in Annexure-I (Payment Schedule and Cost Details).
2. The Cost of internal/external development charges and the cost of providing all facilities, amenities, specifications within the Unit and the Project is inclusive in the Cost Price Settled as per sale consideration mentioned.
3. The Allottee(s) should note that an amount equivalent to 20% of Basic Sale Consideration shall be treated as the "Earnest Money" and the balance amount shall be paid by the Allottee(s) in accordance with the payment plan specified IN ANNEXURE.
4. The sale deed shall be executed and registered and title of the Unit along with pro rata share in common areas and facilities of the Project shall be conveyed by the Promoters in favor of the Allottee(s) with in a period of three (3) months from the date of issue of Occupancy Certificate subject to full and final payment of all moneys payable including interest, if any, and all other dues of the Promoters by the Allottee(s) in terms of the Application Form, this Allotment letter and Agreement for Sale and subject to compliances of all other relevant terms and conditions of the Application Form, this Allotment Letter and the Agreement for Sale. The cost of stamp duty, registration charges and other incidental charges expenses as applicable in respect of execution of Agreement for Sale, Sale Deed, etc shall be borne by the Allottee(s).
5. The Allottee(s) here by under takes that he shall abide by all laws, rules, regulations, notifications, Act, etc. as may be applicable on the Project.
6. The terms and conditions to be mentioned in the Agreement to Sell, Sale Deed shall be in addition to the terms and conditions mentioned herein. However, in case of any contradiction between the terms and conditions mentioned herein and terms and conditions specified in the Agreement to Sell, Sale Deed, the terms and conditions specified later in the Agreement to Sell, Sale Deed, shall supersede the terms and conditions as set out here in.
7. The terms and condition mentioned herein are limited and detailed terms and conditions shall be specified in Agreement to Sell and/or Conveyance Deed to be executed between the Allottee(s) and the Promoters and the same shall be binding on the Allottee(s).
8. The Allottee(s) confirms that he has understood each and every clause of this Allotment Letter and its legal implication there on and has clearly understood his obligations and liabilities and the Seller's obligations and limitations set forth in this Allotment Letter. The Allottee(s) shall keep the

Promoters and its agents and representatives indemnified and harmless against any loss or damages that the Promoters may suffer as a result of non-observance or non-performance of the covenants and conditions of this Allotment Letter.

- 9. This Allotment Letter shall be construed in accordance with Act, Rules and regulations made there under including other applicable Laws of India for the time being in force.

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 *RS DEVELOPERS*

(Customer Name and Signature)

PARTNER / AUTH SIGN

Acceptance of Allotment

I We hereby accept the allotment of Unit / VILLA bearing no. _____ on Floor, tentatively ad measuring super built up area of sq.ft., ad measuring sq.ft., (Carpet Area) and exclusive balcony area of sq.ft in Project named as "PINE CLIFF" ("Project") which is being developed by RS DEVELOPERS, situated

VILLAGE PARA, BAREZ GOA

Subject to the terms & conditions of the Application / Registration Form no. _____ dated and this Allotment Letter.

Thanks, and regards,

(Customer Name and Signature)

Description of Project land

Situated at Village **Parra**, within the limits of Village Panchayat Parra, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which is neither described in the Land Registration Office of Bardez nor enrolled in the Land Revenue Records (Matriz), totally admeasuring **1550 sq.mts**, bearing Survey No. **215**, Sub-division No. **14** of Village Parra-BARDEZ-GOA

The piece and parcel of the plot of land in site is bounded on the :-

Towards the North :- By the property surveyed under Survey Nos. 215/13 and 12 of Village Parra;

Towards the South :- By the property surveyed under Survey No. 215/15 of Village Parra;

Towards the East :- By the Road;

Towards the West :- By the property surveyed under Survey No. 214 of Village Parra;

(Customer Name and Signature)

