

LETTER OF ALLOTMENT

We, **Smt Sonali Nikhil Pai alias Sonali Dalal alias Amba Dalal** and her husband **Shri Nikhil Pai**, (Hereinafter referred to as the '**Promoters**'), confirm that we have offered to sell and allot to Shri/Smt-----, aged --- years, son / daughter of Shri -----, name of spouse: -----, Indian National, holder of Pan Card No. -----, Aadhar Card No. -----, resident of ---, email id: -----, Mobile No. -----, (Hereinafter referred to as the Allottee), our below described premises:-

Premises Description	Flat No: ----- Flat Area: ----- sq.mtrs (Carpet area) equivalent to ----- sq.mtrs (super built up area) Floor Level: -----
Description of the Plot of Land in which the Building Complex is constructed	All that Plot of Land admeasuring 2400 (Two Thousand Four Hundred) sq.mtrs, which is a separated portion of the larger property known as ‘VIRANCHEMBATA’ by other name ‘FATORDICHEM’, registered in the Land Registry Office of Salcete under No. 39874 new series and enrolled under Matriz No. 2845, totally admeasuring 8268 sq.mtrs, recorded in

	<p>the City Survey Records of Margao City under Chalta No. 8 of P.T.S No. 35, situated at ward Fatorda, within the limits of Margao Municipal Council, Taluka of Salcete, District of South Goa, State of Goa.</p> <p>Boundaries of the Plot of Land:-</p> <table><tr><td>East</td><td>By the remaining portion of the same property</td></tr><tr><td>West</td><td>By the public road</td></tr><tr><td>North</td><td>By the property surveyed under Chalta No. 7 of P.T.S No. 35</td></tr><tr><td>South</td><td>By the property surveyed under Chalta No. 9 of P.T.S No. 35</td></tr></table>	East	By the remaining portion of the same property	West	By the public road	North	By the property surveyed under Chalta No. 7 of P.T.S No. 35	South	By the property surveyed under Chalta No. 9 of P.T.S No. 35
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Boundaries of the Flat Premises	<p>East:</p> <p>West:</p> <p>North:</p> <p>South:</p>								

The total price consideration quoted is Rs. -----, exclusive of GST. Details of other additional payments are as mentioned in **Schedule-I hereinbelow.**

We have received from the Allottee the advance amount of Rs. ----- by cheque bearing no. ----- dated ----- drawn on ----- Bank.

(Advance amount is less than 10 percent of the total consideration amount)

This offer is valid for a period of two months on a pre-condition that the instalments shall be payable by the Allottee to the Promoter as per the payment as shown in **Schedule-II** mentioned herein below.

Upon failure to deposit the instalment amount and/or any part thereof within the period as specified in the payment schedule and/or in the event the Agreement of Sale is not executed within the offer period of two months on account of any default on the part of the Allottee, this offer shall automatically stand cancelled and revoked and 75 percent of the total advance amount received shall be refunded to the Allottee and 25 percent of the total advance amount received shall be forfeited by the Promoter as administrative cost. All taxes paid/statutory deductions on the said advance amount shall be forfeited and all such taxes/deductions have to be borne by the Allottee.

No rights in the premises are proposed to be created in favour of the Allottee by virtue of this allotment letter unless the payments are made in terms of the Payment Schedule and the Agreement of Sale is executed in favour of the Allottee.

Arbitration Clause:-That in case of any dispute between the parties in respect of any of the terms mentioned in this allotment letter or in respect of any claim arising out of this allotment or the cancellation of the allotment, non payment of the dues in time, or with respect to any dispute between the parties to this allotment or any persons/heirs/successors

claiming through them, such dispute shall be decided by an Sole Arbitrator, who shall be appointed solely by the Promoter and whose decision on the said dispute/disputes shall be final and binding on both the parties. The provisions of the Arbitration and Conciliation Act, as applicable in India, shall be applicable to the proceeding before the said Arbitrator. The place of Arbitration shall be at Goa.

SCHEDULE-I

Details of Amounts to be Paid by the Allottee

Sr. No	Description of the Payment	Amount to be Paid
1	Total Consideration Amount	Rs.-----
2	Stamp Duty and Registration Fee	As per prevailing rates
3	Cost of Drafting Agreement/Sale Deed	
4	Infrastructure Tax	
5	GST	As per prevailing rate
6		
7		
8		

SCHEDULE-II
(Payment Schedule)

Sr. No	On or Before	Amount to be deposited, exclusive of GST
1		
2		
3		

Owner

Allottee

Dated:

Place: Margao-Goa

