

To

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 \_\_\_\_\_

Date:

**ALLOTMENT LETTER****Ref: "BRENS SAPPHIRE" – BLOCK-B, REVORA"**

Dear Mr/Mrs/Ms. \_\_\_\_\_,

We are pleased to allot you, Flat No. \_\_\_\_\_, admeasuring ..... sq.mtrs, carpet area on the \_\_\_\_\_ floor of building Block -B along with Stilt Car park No. .... area..... sq.mtrs in the project "BRENS SAPPHIRE " BLOCK-B at Singolda, Revora, Bardez, North Goa

ALLOTTEE NAME Address	
Flat No.      Floor              Block B	
Apartment price Rs.	
Car park No.      Price R	
<b>TOTAL PRICE INCLUDING CAR PARK Rs.</b>	
Received on Booking RS.	
<b>BALANCE RS.</b>	

Carpet Area (sq.mtrs)	
Balcony Area (sq.mtrs)	
Total Usable Floor Area of Apartment Built up area Apartment (sq.mtrs)	
Stilt Park No	
Stilt Park area in sq.mtrs	

<b>PAYMENT SCHEDULE</b>			
<b>Installment</b>	<b>Description</b>	<b>%</b>	<b>Rupees</b>
1.	<b>On Booking Amount</b> Not exceeding 10% of the total consideration as advance payment or application fee	10%	
2	On signing of Agreement	30%	
3.	On completion of Plinth	---	
4.	On completion of first floor slab	---	
5.	On completion of roof slab	----	
6.	On completion of Masonry & Plaster of the apartment	40%	
7.	On commencement of Tiling/flooring of the apartment	15%	
8.	On Possession/Handover of the apartment	5%	
		100%	

<b>OTHER CHARGES</b>	
Stamp Duty- % as Per Goa Govt	
Registration Charges- % as Per Goa Govt	
GST as applicable	
Legal cost, charges and expenses, Share money, application entrance fee of the Society, Charges for formation and registration of the Society, Deposit towards Water	
Transformer charges	
Electric meter charges	
Infrastructure tax	
Security Charges	
<b>TOTAL</b>	

<b>PROVISIONAL MONTHLY CONTRIBUTION FOR MAINTENANCE OF THE SAID BUILDING ON OR BEFORE POSSESSION PAYABLE BY ALLOTTEE</b>	
Temporary Maintenance charges per month for society till society is formed (between handing possession and forming of society)	@Rs.12.5/sq.mt of total carpet area of flat

1. GST, Govt. Taxes as applicable will have to borne by the purchaser as and when due.
2. Delay in payment of any of the installment after due date will attract interest as per RERA 2016.
3. The charges towards stamp duty and Registration for Agreement for Sale and Sale Deed as per Govt notification shall be borne by the Allottee/Purchaser and the said Documents will be executed by the Advocate of the Promoter/Developer only.
4. The developer shall endeavor to make available the unit for possession (for fit outs) of on or before 31<sup>st</sup> Dec 2024 subject to the Allottee/s not being in breach of any of the terms of the Letter of Allotment/Agreement for Sell. In the event of any force majeure situations (including but not limited to in ordinate delay in issuance of NOCs/Transformer & meter connections/Lift installation/approvals/licenses from the competent local authorities) the date of such possession for fit outs shall stand extended accordingly, complete clarity in this regard shall be rendered by the Developer to the Allottee/s
5. The Firm will send Notices/payment dues/receipts and other correspondence by email or Registered AD which will be treated as having been delivered via Post.
6. By virtue of this Allotment letter the purchaser/Allottee hereby expressly admit, acknowledge and confirm that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained in any advertisement or brochure by promoters, its Staff, other than such terms, conditions and provisions, as are contained or incorporated in this Allotment Letter; shall be treated as having induced the Allottee to accept this offer and this offer made and accepted by the Allotee by his/their free will and volition.

7. The Promoter herein has made full disclosure to the Allottee/s as to Agreement For Sale/Sale Deed, Sanctioned plans, Legal documents etc if any and no alterations or additions can be done to the terms and conditions mentioned in the Agreement/Sale Deed and the Allottee hereby have acquainted themselves with all the facts with full satisfaction and acceptance will adhere to the terms and conditions mentioned herewith.

Thanking You

**M/s. L & B ASSOCIATES**

**JOSEPH T D'SOUZA  
POWER OF ATTORNEY HOLDER FOR  
M/s. L & B ASSOCIATES**

I / We have read, understood and accepted the above mentioned contents, payment Plan, terms and conditions.

**Allottee's Signature**

1) \_\_\_\_\_ 2) \_\_\_\_\_