

**DRAFT I**  
(On omnimind synergies LLP Letter Head)  
**BY HAND DELIVERY/REG POST A.D.**

To,  
Name:  
Full Postal Address with Pincode \_\_\_\_\_  
Aadhaar Card No. \_\_\_\_\_  
PAN Card No. \_\_\_\_\_  
Mobile NO.  
E-mail ID

Dear \_\_\_\_\_,

Ref: Allotment of Plot No. \_\_\_\_\_ admeasuring \_\_\_\_ sq.mtrs in the project known as **SHANTABAI GREENSCAPES PHASE I** forming part of the sub divided and provisionally approved property bearing independent Survey No. 192/1, admeasuring 54092 Sq. Mts. forming part of larger property known as "**Dudhnicho Sado**" situated at Village Mulgao within the limits of Mulgao Village Panchayat, Taluka Bicholim, Registration Sub-District of Bicholim, North Goa District, State of Goa. We, being the Developers/Promoters, are entitled to develop the aforementioned Plot.

1. We are developing a project known as "**SHANTABAI GREENSCAPES**" in a phased manner comprising of sub divided and demarcated plots and the same are being offered for sale in **PHASE-I** on 'Ownership' basis to interested persons with the intention that in due course the acquirers of Plots in above Scheme to be hereinafter developed would get independent Plot for the purpose of construction of Bungalow/residential houses and on completion of development, we would there upon obtain Final NOC from the concerned Government Authorities and convey subsequently the right, title and interest in the said Plot in favour of proposed purchasers.

2. You have expressed interest to acquire Plot No. \_\_\_\_\_ in the project known as "**SHANTABAI GREENSCAPES**" **PHASE I** admeasuring \_\_\_\_\_ sq. mtrs. (as computed as per the definition under RERA) for an agreed consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only). We have produced you a copy of the Agreement for Sale which shall be executed in your favour, together with the Annexures annexed therewith, and you have perused and acquainted yourself with the Scheme of development as set out in the said Agreement and verified the contents of the various documents annexed to the Agreement. You have also taken inspection of the various title documents relating to the said plot No. \_\_\_\_\_ and the provisional NOC/ Sanad obtained and held by us, and also availed of the various disclosures made by us. You have visited and inspected the site, and acquainted yourself with the location of the said plot in Project as **SHANTABAI GREENSCAPES PHASE I** in which the said plots situated.. We have discussed between ourselves and agreed upon the total price and also the installments in which the same are payable (which is also set out in Clause 6 below), as also the other amounts liable to be paid by you to us.

3. We have, at your request, reserved for you Plot No. \_\_\_\_\_ in project known as **SHANTABAI GREENSCAPES PHASE I** admeasuring \_\_\_\_\_ sq. mtrs. for sale to you at an agreed lumpsum price consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) to be paid in the manner provided in Clause 6 below, and subject to the terms and conditions set out in the Proforma Agreement for Sale, of which a copy is furnished to you. The above consideration amounts are net amounts, exclusive of any and all levies payable to any authority, including in the nature of GST as also stamp duty and registration charges, as also deposits and other charges payable, the particulars of which are separately furnished to you.

4. Received an amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) as and towards reservation amount.

5. You shall be liable to and shall pay the stamp duty and register the Agreement within 21 days from the date hereof, and also pay the registration charges payable in that behalf. In the event of you failing to do so, we shall be entitled to forfeit a sum equivalent to 9.9% of the agreed sale consideration amount as above, plus allincurred/accrued costs towards the sell or on account of taxations and statutory dues, and the reservation herein in your favour (and any obligation on our part to not offer for sale or sell the above Plot to any other person) shall automatically lapse and come to an end. We shall then be at liberty and entitled to offer and /or sell the above Plot to any person of our choice.

6. The further installments of consideration shall be paid by you as under (time being of the essence of this contract), viz.

**Payment Schedule - SHANTABAI GREENSCAPES Phase-I**

S.no	particulars	percent	amount
1			
2			
3			
4			
5			

7. The development of the Plot shall be completed and we expect to handover the possession of the said Plot with Final NOC to be obtained from Village Panchayat of Mulgao, Bicholim, Goa on or before \_\_\_\_\_, subject to Force Majeure. Possession shall be delivered to you only against the payment of the entire sale consideration including any other development charges as mentioned above with or without interest [as the case may be] and the various amounts payable towards and on account of deposits, charges and ontributions as separately conveyed to you, presently estimated to be aggregating to Rs. \_\_\_\_\_/-, subject to change at the time of possession.

8. This is a reservation in your favour of the above to be culminated into an Agreement for Sale within the period aforesaid by making payment and stamping, executing and

registering the Agreement for Sale, also in the manner aforesaid. We have explained to you, and you have understood that under the provisions of RERA, Goa we are required to execute an Agreement for Sale in your favour if we collect consideration in excess of 10% of the agreed price. We have conveyed our willingness to execute an Agreement for Sale in your favour subject to your paying to us ---% of the consideration which is now payable having regard to the stage of work at site. You have however requested that the above Plot to be reserved for you for the above period, to enable you to organize funds and to make the aforesaid payment. We have therefore issued this letter in your favour confirming the reservation of the above Plot in your favour for the period aforesaid, to be confirmed and firmed up into an Agreement for Sale, also in the manner aforesaid. This is accordingly not an Agreement for Sale and the rights granted under this Agreement are not transferable. Further on execution of the Agreement for Sale, all rights under this writing shall merge in such Agreement, and no rights under this writing will be outstanding or pleaded or set up.

9. The Plot No. \_\_\_\_\_ shall form part of the project known as **SHANTABAI GREENSCAPES (PHASE I)** forming sub divided and provisionally approved Plot bearing independent Survey No. 192/1, admeasuring 54092 Sq. Mts. forming part of bigger property known as "**Dudhniccho Sado**" situated at Village Mulgao is registered under RERA GOA under Registration No. \_\_\_\_\_.

For, **Omnimind Synergies LLP**

Director/Authorised Signatory

Place: \_\_\_\_\_

Date: \_\_\_\_\_

**We confirm having been furnished the information and particulars set out above. We also confirm having been furnished the copy of the proforma Agreement for Sale. We also confirm whatever is recorded above as binding on us.**

**ALLOTTEE/S**

\_\_\_\_\_  
\_\_\_\_\_