

WALKER ESTATE LLP

6/194, KobraWaddo, Calangute Village, Bardez, North Goa, Goa - 403516

Email: accounts@aawalker.in

LLP Identification No.: AAF -5464

Date:

Ref: WELLP/AL/

To

Mr/Mrs/M/s

PAN Card No.

Subject: Provisional Allotment of a Residential Apartment in the Project “The Walker Estate”, Calangute, Goa.

Dear Ma'am/Mr/M/s

This has reference to the project Phase – I of the “**The Walker Estate**” comprising of 28 residential apartments/ flats (hereinafter referred to as “**Project**”) to be developed on a contiguous land parcel admeasuring 3900sq. mtrs. bearing Survey Nos. 232/26, 232/27 & 232/30 of Village Calangute, Bardez, Goa (“**Said Land**”), owned by M/s AA Walker.

The Allottee acknowledges and is aware of that M/s AA Walker (hereinafter referred to as “**Land Owner**”) and Walker Estate LLP (hereinafter referred to as “**LLP**”) have executed a development agreement dated 07/06/2016 pursuant to which the rights in relation to development, construction and sale of the Project components on the Said Land have been transferred to the LLP.

As per your request, received vide Application Form dated _00/00/00, we have the pleasure to allot you on, provisional basis only, a residential **Apartment No** _____ situated on the Upper Ground floor in **Tower** – _____ having a Carpet Area of _____ Sq. Ft.(_____ Sq. Mts.), Exclusive Balconies/ Terrace Area of _____ Sq. Ft.(_____ Sq. Mts.)and Total Area of _____ Sq. Ft.(_____ Mts.) (“**Said Apartment**”), forming a part of the Project (to be developed on the Said Land by the LLP) as per “Location Plan/ Layout Plan” enclosed herewith as **Annexure - I**, for a total sale consideration of Rs. _____/- (Rupees _____ Only) (“**Total Sale Consideration**”). The LLP acknowledges, by way of the Receipt, appended as **Schedule - A** herewith, the payment of Rs. ----- --/-(Rupees ----- Only) made by you with this Application to be adjusted towards the Total Sale Consideration.

You shall pay the Total Sale Consideration and other charges along with applicable taxes and duties thereon to the LLP as detailed and specified in the Application Form and the Apartment/Flat Buyer Agreement to be executed in due course, in accordance with the Payment Plan attached herewith as **Annexure - II**.

You are requested to make the payments by way of A/c Payee Local cheque(s)/ demand draft(s) drawn in favour of “Walker Estate LLP” payable at Goa or by way of RTGS to the bank account of “Walker Estate LLP”. The payments made by cheques / demand drafts shall be subject to realization.

You shall be required to enter into and execute the Apartment/Flat Buyer Agreement and other sale/allotment documents, as per the standard format of the LLP, which shall be forwarded by the LLP to you for execution in due course. If for any reason, the Project could not be commenced including but limited to due to the non-availability of regulatory approvals, we shall refund the amount paid by you along with interest at the rate of 15% p.a. or in the event the rate of interest is prescribed or determined under the provisions of the Act or rules and regulations made there under, such rate of interest, and you shall not be entitled to any other claim and/or right against the LLP.

Subject to the Standard Terms and Conditions and force majeure events, which includes without limitation, delay on account of non availability of steel and/or cement or other building materials, or water supply or electric power or slow down/ strike or due to a dispute with the construction agency employed by the LLP, civil commotion or by reason of war or enemy action or terrorist action or earthquake or any act of God or if non delivery of possession as a result of any notice order, rule or notification of the Government and/or any other public or competent authority, the possession of the Said Apartment/ Flat is expected to be delivered to you by 25th December, 2018 with a further grace period of 90 (ninety) days. However, the LLP, as a result of such a contingency arising, reserves the right to alter or vary the terms and conditions of allotment as may be required under the Applicable Laws.

Please note that this allotment is provisional and is subject to the payment of the Total Sale Consideration by you in the manner provided in Payment Plan appended herewith and upon fulfillment by you of the Standard Terms and Conditions detailed in the Application Form and Apartment/Flat Buyer Agreement to be executed in respect of the Said Apartment, and it shall prevail over all other terms and conditions, specifications, etc., given in our brochures, advertisements, price lists and any other sale documents, and shall supersede all previous written and oral understandings in respect of the provisional allotment contemplated by this Letter.

The said provisional allotment/ final allotment is not assignable in the name of any other person, without the prior written consent of the LLP and as per the terms laid down in this regard.

We welcome you to 'The Walker Estate' and assure you of the best of our services and co-operation at all times.

Yours Sincerely
For Walker Estate LLP

Authorized Signatory

SCHEDULE A

R E C E I P T

We, Walker Estate LLP, have received a sum of Rs. -----/- (Rupees ----- Only) from Mr/Mrs/M/s. _____ towards booking amount against the sale consideration of residential **Apartment No.** _____ situated on the _____ floor in **Tower** – ____ of the Project of the “**The Walker Estate**” being developed in village Calangute, Bardez, Goa, as per the details given hereunder :

Payment Details

Rs. _____/-vide Cheque/ Pay Order/RTGS No. -----dated __/__/00 in favour of “Walker Estate LLP”

Rs _____ Tax Deducted at Source

Date:0 __/__/00

For Walker Estate LLP

(Authorized Signatory)

