

LETTER OF ALLOTMENT

Date: _____

To

Subject: Allotment of Apartment/Shop No..... in the project namely “PANORA”, situated in the property known as “PALM GROVE” having an area of 2515 sq mts, described in the Land Registration Office of Bardez under no. 14076 at folio 64 of Book B-37 New, which is surveyed in records of rights of Village Chimbél under survey no. 10/5, within the local limits of Village Panchayat of Chimbél, Situated at Village Chimbél, Taluka Tiswadi, District of North Goa, State of Goa.

Reference: Your letter dated.....requesting allotment of a Apartment/Shop bearing No..... in our project namely “PANORA” situated in the property mentioned in the captioned subject.

Dear Sir/Madam

With reference to your above referred letter, we are pleased to allot you an Apartment /Shop bearing No..... in our project “**PANORA.**” situated in property bearing Survey No. 10/5 of Village Chimbél Taluka Tiswadi, District of North Goa, State of Goa, within the local limits of Village Panchayat of Chimbél and Sub-District of Ponda, Goa.

1. The allotment of the Apartment/Shop bearing No..... however is subject to your fulfilling the terms and conditions applicable for the Sale of the said Apartment/Shop in terms of an Agreement For Sale to be entered between you and us .

2. Details of Apartment/Shop/Office allotted to you:

Residential Apartment/Shop No.	
Floor No.	
Building No.	
Type of Residential Apartment/Shop	
Carpet Area calculated as per RERA	
Super Built Up Area	
Area of attached terrace (if any)	

2.1. Total consideration of the
Apartment/
Shop
(Exclusive of GST)

: Rs. _____/-

In addition to total sale consideration referred to above, the following charges listed below shall also be payable by you.

Infrastructure Tax : Rs. _____/-

Maintenance Deposit/Corpus Fund : Rs. _____/-

GST as applicable :Rs. _____/-

Stamp Duty as applicable :Rs. _____/-

Registration charges as applicable : Rs. _____/-

Agreement and registration facilitation charges : Rs. _____/-

3. 10% of the total consideration shall be payable within 07 days from the date of receipt of this allotment letter of the Apartment/Shop and the balance consideration shall be payable after signing of the Agreement For Sale as per the stages of progress of the project, details of which are mentioned below in the Payment Plan. :

PAYMENT PLAN

SR. NO.	PAYMENT %	CONSTRUCTION STAGE	AMOUNT
1	10%	Within 07 days from the date of receipt of the Allotment Letter	Rs.
2	10%	On completion of Raft Slab	Rs.
3	10%	On completion of Lower Ground Floor Slab	Rs.
4	10%	On completion of Upper Ground Floor Slab	Rs.
5	10%	On completion of 1 st Floor Slab	Rs.
6	10%	On completion of 3 rd Floor Slab	Rs.
7	10%	On completion of 5 th Floor Slab	Rs.
8	10%	On completion of External Masonry of individual units	Rs.
9	10%	On completion of Internal Plaster of individual units	Rs.
10	5%	On completion of Plumbing Lines	Rs.
11	5%	On Possession	Rs.
	100%	TOTAL	Rs. (Rupeesonly)

4. Upon execution of the Agreement For Sale, the payment of instalments shall be made as per Payment Plan mentioned above. Any delay in payment shall attract interest as per the Rules framed under The Real Estate (Regulation and Development) Act, 2016 (RERA) and it shall be payable by you.

5. Stamp Duty, Registration charges, GST as currently applicable for the Residential Apartment/Shop/Office shall be payable by you. Any increase in taxes, duties and levies etc shall be borne and paid by you.
6. It is incumbent upon you to sign, execute and register an Agreement For Sale within a period of 30 days from the date of signing of this Letter of Allotment. In the event of occurrence of any of the situations i.e. non-payment of 10% of the total sale consideration within 07 (seven) days from the date of receipt of this allotment letter and your failure to sign, execute and register an Agreement For Sale within a period of 30 days from the date of signing of this Letter of Allotment , the Letter of Allotment will be redundant, invalid and be deemed to be cancelled and we shall be free to sell the Residential Apartment/Shop/Office to any other person/entity without any reference or further intimation to you.
7. We will endeavour to complete the Project **“PANORA”** on or beforeand shall offer the possession of respective Residential Apartment/ Shop/ Office thereafter subject to you not being in breach of any of the terms of the Letter of Allotment/Agreement to Sell. In the event of any of the force majeure situations (including but not limited to inordinate delay in issuance of NOCs/connections/approvals/licenses/consents from the Government and/or the competent local authorities and/or judicial or regulatory orders), the date of such completion of the Project shall stand extended accordingly.
8. The total consideration is escalation - free, save and except escalations due to increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the Competent Authority, Local Bodies/Government entities from time to time.

9. In the event of cancellation/termination of the allotment of the Residential Apartment/Shop/Office; excepting for the reason stipulated in para 6 above, on account of or due to your failure or neglect to comply with any obligations under the Agreement For Sale, you shall be deemed to be in default, which shall be rectified by you within 30 days of the notice to that effect, failing which the allotment of the Residential Apartment/Shop shall stand terminated and you shall, besides interest, be liable to pay the liquidated damages amounting to 10% of the total agreed sale consideration.

We value our relationship and welcome you in our family.

Thanking you,

Yours truly,

For Alcon Developers,

Authorized Signatory

Encl: As above

