

SUN ESTATES DEVELOPERS LLP

Regd. Office: 331/3, Bank of India , Bhatiwado, Nerul North Goa 403114

Email.

LLPIN:AAN-1235

LETTER OF ALLOTMENT

To, _____, 2021

_____.

Subject: Letter of Allotment

Sir/Madam,

This is to confirm that you are hereby allotted _____ Type _____ in our Project “_____”, admeasuring a super built up area of _____ sq. ft., includes a built up area of _____ sq. ft., carpet area of _____ sq. ft., with a plot area of _____ sq. ft., situated at _____, _____, Bardez, Goa, and surveyed under Survey No. _____ for a total consideration of Rs. _____/- (Rupees _____ Only).

1. **Seller:** SUN ESTATES DEVELOPERS LLP.
2. **Buyer:** _____
3. **Property:** _____, ___ BHK at “_____” at _____, _____, Bardez, Goa. It's a _____ bedroom Villa built on a _____ sq. ft.
4. **Purchase Price:** Rs. _____/- (Rupees _____ Only) inclusive/exclusive of G.S.T., Taxes, Stamp Duty and Registration Fee.
5. **Formal Purchase Agreement:** The Memorandum of Understanding/Agreement for Sale on mutually agreed terms and conditions shall be executed by the Seller and the Buyer following the issuance of this Letter of Allotment. The Seller and the Buyer shall act in good faith and use their best

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efforts to negotiate and enter into the Memorandum of Understanding or Agreement for Sale based upon this Letter.

6. **Date of Commencement of construction work:** _____.

7. **Date of Completion of construction work:** _____.

8. **Initial Signing Amount:** Upon execution of Memorandum of Understanding/Agreement for Sale, the Buyer shall pay/deposit an amount of Rs. _____/- (Rupees _____ Only) value towards part consideration amount. The Seller hereby acknowledge of having received a sum of Rs. _____/- (Rupees _____ Only) towards purchase of the said villa. The balance amount of Rs. _____/- (Rupees _____ Only) shall be paid by the Buyer as per construction stages as mentioned below:

PHASE	PERCENTAGE	AMOUNT
At the time of booking	5%	Rs. _____/-
Payable after execution of Agreement	40%	Rs. _____/-
Payable on completion of plinth	5%	Rs. _____/-
Payable on Completion of First Slab	7.5%	Rs. _____/-
Payable on Completion of Roof Slab	7.5%	Rs. _____/-
Payable on Completion of masonry	7.5%	Rs. _____/-
Payable on Completion of Flooring / Doors / Windows	7.5%	Rs. _____/-
Payable on Completion of Sanitary fixtures	5%	Rs. _____/-
Payable on Completion of external façade	5%	Rs. _____/-
Payable on time of sale deed	5%	Rs. _____/-
Payable at the time of possession	5%	Rs. _____/-
TOTAL	100%	Rs. _____/-

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9. **Effect of the Letter of Allotment:** Notwithstanding that this Letter of Allotment contains many of the essential points regarding the transactions described herein, this is not intended to be a legally enforceable agreement and no cause of action shall arise in respect of the signing hereof.

- For the purpose of GST, Stamp Duty and Registration Fee, the total consideration of the said Villa is to be valued at Rs. _____/- (Rupees _____ Only) and the remaining amount of Rs. _____/- (Rupees _____ Only) to be paid/utilize for interiors/landscaping/hard finishes and consultancy services etc.
- The Buyers and the Seller acknowledge and agree that this Letter of Allotment shall be superseded by the Memorandum of Understanding/Agreement for Sale. Until such time as the Memorandum of Understanding/Agreement for Sale, the Buyer and the Seller agree to proceed in accordance with the terms, conditions, and provisions outlined in this Letter of Allotment.

Yours faithfully,

We hereby Accept:

Mr. Suraj Sagun Morajkar
Managing Partner

Mr. _____