

Zuari Global Limited
Jai Kissan Bhawan, Zuari Nagar, Goa – 403726.

PROVISIONAL ALLOTMENT LETTER

*(Zuari Rain Forest)**

Date: _____

To,
Mr/Mrs/Ms. _____

Sub: Allotment of Unit No. _____ in " _____ " at our
prestigious project known as " _____ ", situated at

Dear Mr/Mrs/Ms. _____,

1. With reference to your application dated _____ for allotment of a _____ BHK in _____, Project _____ at _____ ("**Project**"), Zuari Global Limited ("**Zuari**") is pleased to provisionally allot ("**Allotment**") a _____ BHK bearing Unit No. _____ ("**Unit**") having a carpet area of _____ Square Meters (_____ square feet) in our **<township/residential project>, <Project name along with the address>** along with the proportionate undivided share, interest and right in the immoveable property.
2. This Allotment is subject to the fulfillment of the terms and conditions set out here in which shall prevail over all other terms and conditions set out in any publicity material, price lists and other documents including correspondence, if any, between us.
3. You being desirous of acquiring residential premises in the said project have approached and requested us for allotment of the same in your favour. In this regard, you have undertaken your due

diligence, obtained necessary legal advice and are satisfied with regard to our title to the said Premises. You have also examined the sanctioned plans and approvals presently obtained by us with respect to the development of the said Property and have satisfied yourself in respect thereof.

4. The sanctioned plans, lay out plans, specifications approved by the Competent Authority is at display at the site.
5. This Allotment is made subject to the provisions of the *Real Estate (Regulation and Development) Act 2016 & The Goa Real Estate (Regulation and Development)(Registration of Real Estate projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules 2017*.
6. The total sale consideration ("**Consideration**") for the purchase of the Unit is Rs. _____/-(Rupees _____ only). The Consideration shall be exclusive of all statutory taxes, both direct and indirect, legal and documentation charges, cheque/DD/charges levied by the bank towards realization and maintenance charges for which the Allottee shall be separately liable to pay.
7. You have, till date, paid to us an amount of Rs. _____/- towards booking and Allotment charges ("**Booking Deposit**") and the balance consideration shall be paid by you as per the payment schedule in the manner set out below. We shall intimate you in advance about the payments to be made on or before such due dates as mentioned in the respective demand letters.
8. In addition to the total sale consideration for the said purchase, you shall be liable to pay the following amounts as and when demanded by us as per the demand letter issued by us in respect of the same;
 1. Maintenance charges shall be collected separately, after adjusting the cost incurred towards maintenance and balance charges will be transferred to Association or Maintenance Entity at the time of possession.
 2. Stamp Duty, Deficit Stamp Duty if any, Registration Fees, and other incidental expenses in connection with the registration of Sale Deed is extra and payable by the Allottee at the time of Possession.
 3. GST and other applicable other taxes shall be separately payable at applicable rates

4. All payments for any other additional work, alteration or facility in respect of the Schedule C Property desired by the Allottee.
5. In case there is any change/modification in the taxes, the subsequent amount payable by the Allottee to the Promoter shall be increased/reduced based on such change/modification.

9. Details of Unit and Payment Schedule are provided in the following pages.

Unit Details

Name of Allottee (s)	
Address of Allottee(s)	
Project Name	
Building	
Tower	
Unit No	
Floor	
Unit Type	
Carpet Area	_____ Sq.mtrs (_____ Sq.ft)
Consideration Value	Rs. /-

COMPLETION OF THE PROJECT:

- i. The project will be complete on or before _____ as disclosed in the application made with Regulatory authority.

PAYMENT DETAILS

- ii. We have received the following payments as on date:

PAYMENT SCHEDULE

The balance sale consideration shall be payable as per the payment schedule as under:

Receipt No	Payment Mode	Bank Name	Cheque/NEFT/RTGS No	Cheque/NEFT/RTGS Date	Amount

Sl. No.	Milestones Schedule	Percentage
I	On Agreement	10%
II	On Foundation	20%
III	On Completion of 1 st Floor Slab	20%
IV	On Completion of 3 rd Floor Slab	15%
V	On Completion of Roof Slab	15%
VI	On Completion of Flooring	10%
VII	On Possession	10%
	Total	100%

2. The Allotment of the Unit is only provisional and shall be subject to fulfillment of the following terms and conditions which is agreed by the Allottee:

- i. All Allotments are subject to amendment of the sanction plan by the Town and Country Planning Department, Government of Goa ("TCPD"), if any.
- ii. The dimensions, area and boundaries of the Unit are based on the sanctioned plan approved by TCPD. The Promoter shall develop the project in accordance with the said layout plans, floor plans and specifications, amenities and facilities. Subject to the terms in this Allotment, the Promoter undertakes to strictly abide by laws of RERA
- iii. The Allotment of the Unit on the basis of the application filed by the Allottee is entirely at the discretion of Zuari and Zuari has a right to reject any application without assigning any reason.
- iv. This Allotment is only provisional and the Allotment shall be made final only upon the execution of the agreement to sell by Zuari in your favour, and on payment of at least 10% (Ten percent) of the Consideration at the time of Agreement.
- v. If opted for, premium location charges shall be charged separately on corner and park facing Units in the Project along with applicable Tax at applicable rate.
- vi. All payments should be made on time and in such time intervals as provided in this Allotment letter.
- vii. All payments to Zuari are to be either made by way of demand draft or account payee cheques favouring 'M/s. Zuari Global Limited' payable at _____, A/c. No. _____ drawn on _____ Bank Limited, _____, or by way of electronic fund transfer, RTGS/NEFT/IFSC: IFSC Code:

_____, such electronic fund transfer being done after prior intimation to Zuari in writing.

- viii. Payments by cheque in favour of Zuari will be subject to realization. If any cheque received by Zuari towards the Consideration is dishonoured, the Allottee shall be bound to make such payment by way of a demand draft within a period 15 (fifteen) days from the date of the dishonour of the cheque.
- ix. Interest will be applicable as per the Goa RERA Rules for the delayed payments beyond 15 days from the date of the demand letter.
- x. This Allotment letter does not create any right, title or interest over the Unit, until and unless a registered sale deed has been executed by Zuari in your favour.
- xi. You shall bear the stamp duty and registration fees for the execution of the agreement to sell and the sale deed, and Zuari shall not be liable to bear any such costs, whether direct or ancillary, to the execution and registration of the above documents.
- xii. If the Unit is being booked on behalf of a person other than you, you shall be required to provide a duly executed power of attorney or other authorization in your favour to Zuari at the time of the execution of the agreement to sell. If the Unit is being purchased by any person, other than a natural person, necessary legal documents relating to its existence etc, as may be requested by Zuari shall be provided at the time of the execution of the agreement to sell.
- xiii. Any Allotment may be cancelled before execution of agreement for sale from the date of this allotment at your option. If you seek to cancel this Allotment as above, an amount equivalent to 50% (fifty per cent) of the Booking Deposit shall be deducted as cancellation charges by Zuari and the balance amount if any, will be refunded to you within 60 days from the date of such cancellation.
- xiv. Without the prior written consent of Zuari, the Allottee shall not be entitled to assign/transfer any right, title and interest under this Allotment to a third party. It is clarified that Zuari is not obliged to give its consent for any assignment by Allottee, and should Zuari accord its consent to the assignment of this Allotment by the Allottee, the same may be accorded with such conditions as Zuari may deem fit. Provided however that the Allottee may, with prior written intimation to Zuari in this regard, assign his/her entire right, title and interest under this Allotment to a blood relative. No partial assignment by the Allottee of any right, title or interest under this Allotment would

be permitted (including to a blood relative). After the assignment of this Allotment, such third-party shall continue to make payments with respect to the Consideration in the manner set out in this Allotment letter.

- xv. Any assignment by the Allottee of this Allotment for which Zuari has given its written consent shall be at an additional charge of Rs. 100 (Rupees One Hundred only) per square foot calculated on the carpet area of the Unit and payable by the Allottee to Zuari. It is clarified that the Allottee shall not be liable to pay any additional charges to the Promoter in the event of an assignment of this Agreement to a blood relative.

For the purposes of this Allotment, blood relative shall mean father, mother, children and spouse.

- xvi. Further, any assignment or transfer to a third-party that may be permitted by Zuari, shall be done so only if such assignee or transferee deposits with Zuari, an amount equivalent to 50% (fifty percent) of the Consideration that still remains to be paid by the Allottee at the time of making such assignment. After the assignment of this Agreement, such third party shall continue to make payments with respect to the Consideration in the manner set out in this Agreement.
- xvii. Any dispute arising out of this Allotment, including interpretation of this Allotment letter shall be resolved as per the provisions of *the Real Estate (Regulation and Development) Act 2016 and The Goa Real Estate (Regulation and Development)(Registration of Real Estate projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules 2017 made under.*

I/We accept the terms and conditions set forth in this Allotment letter and confirm.

Yours faithfully,

Authorized Signatory

(For Zuari Global Limited)

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