

LETTER OF ALLOTMENT

Date: _____

To,

(Hereinafter referred to as “Allottee/s and/or joint Allottee “)

Reference: Your offer for allotment of Apartment dated _____.

Subject: Allotment of Residential Apartment No. _____ in the project “ **Estrela II**”, situated in property bearing Survey No. 112/1 and 112/2 (P) of Village Taleigao, located at Tonca Goa – 403 002.

Details of Residential Apartment allotted

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

We agree to allot you the Apartment booked by you vide above referred letter on the company’s standard terms of sale of Apartment along with the right to use parking space. subject to the terms and conditions stated hereunder:

1. Total consideration of the Apartment : Rs. _____/-

In addition, the following charges listed below shall also be payable by me/us.

Infrastructure Tax	: Rs. _____/-
Maintenance charges (lumpsum basis)	: Rs. _____/-
GST as applicable	:Rs. _____/-
Stamp Duty as applicable	:Rs. _____/-
Registration charges as applicable	: Rs. _____/-
Agreement and registration facilitation charges	: Rs. _____/-

2. 10% of the total consideration shall be payable upon signing of the Agreement and the balance consideration shall be payable as per the stage of progress of the project, details of which are shown in the Payment Plan below.
3. Upon execution of the Agreement, the payment of instalment shall be made as per Payment Plan. Any delay in payment shall attract interest as per the Rules of the RERA.
4. Stamp Duty, Registration charges, GST as currently applicable for the Apartment shall be payable by Allottee and increase of charges in taxes/duties shall receive the benefit in case if taxes/duties are reduced or shall pay the difference in case the taxes/duties are increased.
5. It is incumbent upon the Allottee to sign, execute and register an Agreement for Sale within a period of **30** days from the date of signing of the Letter of Allotment, failing which the Letter of Allotment be redundant and we shall be free to sell the concerned Apartment to any other Allottee without any reference or further intimation to you.
6. We will endeavor to complete the Project **“Estrela II”** on or before 31st December, 2026 and shall offer the possession of respective Apartment thereafter subject to the Allottee and/or joint Allottee not being in breach of any of the terms of the Letter of Allotment/Agreement to Sell. In the event of any force majeure situations (including but not limited to inordinate delay in issuance of NOCs/connections/approvals/licenses from the competent local authorities and/or judicial or regulatory orders), the date of such completion shall stand extended accordingly.
7. The Allottee and /or joint Allottee is not entitled to transfer the rights in the Apartment post signing of the Agreement until possession of the Apartment is received by Allottee.
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 this Offer/Allotment Allottee and/or joint Allottee on account of Allottee and/or joint Allottee failure or neglect to comply with any of his obligations Allottee and/or joint Allottee shall be deemed to be in default, which shall be rectified within 30 days, failing which the allotment of Apartment shall stand terminated and the Allottee and/or joint Allottee are liable to pay the liquidated damages amounting to 10% of the total consideration and refund the balance .

We value our relationship and welcome you amongst our family.

Thanking you,

Yours truly,
For M/s. Alcon Constructions (Goa) Private Limited,

Authorized Signatory

Encl: As above

PAYMENT PLAN

SR. NO.	PAYMENT %	CONSTRUCTION STAGE	AMOUNT
1	10%	Upon Booking/ Execution of Agreement	Rs.
2	10%	On completion of Raft Slab	Rs.
3	10%	On completion of Basement Slab	Rs.
4	10%	On completion of Stilt Slab	Rs.
5	10%	On completion of 1 st Floor Slab	Rs.
6	10%	On completion of 3 rd Floor Slab	Rs.
7	5%	On completion of 5 th Floor Slab	Rs.
8	5%	On completion of 7 th Floor Slab	Rs.
9	10%	On completion of External Masonry	Rs.
10	10%	On completion of Internal Plaster	Rs.
11	5%	On completion of Plumbing Lines	Rs.
12	5%	On Possession	Rs.
	100%	TOTAL	Rs.

Signature : _____