

# M/S SILVER SHINE CONSTRUCTIONS

BUILDERS, CIVIL ENGINEERS & DEVELOPERS

OFFICE: 4<sup>TH</sup> FLOOR, SS PLAZA III, ABOVE BANK OF BARODA,  
MOROD, MAPUSA, NORTH-GOA.

CONTACT: 8552014821, EMAIL:sydney789@rediffmail.com

---

## ALLOTMENT LETTER

To,

Date:-

Mr./Mrs./Miss \_\_\_\_\_

Address : \_\_\_\_\_

E mail id: \_\_\_\_\_

Sub : Allotment of Apartment No \_\_\_\_\_ on \_\_\_\_\_ in the project known as "BLUE BELL ENCLAVE" situated at CANSA, TIVIM, NORTH, GOA.

Dear Sir/ Madam,

We hereby allot you on \_\_\_\_\_ floor (hereinafter referred to as the Apartment / Row Villa/ Individual Villa) in our proposed building to be constructed known as "BLUE BELL ENCLAVE" situated at CANSA, TIVIM, NORTH, GOA for the total consideration of Rs. \_\_\_\_\_ (Rupees: \_\_\_\_\_ Only).

We have received a sum Rs. \_\_\_\_\_ (Rupees: \_\_\_\_\_ Only) as earnest money in respect of the above referred apartment . Details of the same are as follows

Sr. No.	Date	Cheque No.	Bank Name	Branch	Amount
1					
Total					

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at under

No. \_\_\_\_\_

This allotment letter issued to you on the understanding and assurance given to you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, ( as amended up to date ) on terms and conditions, which may contain therein. You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

1. All the terms and conditions mentioned in the Draft Agreement to sale document which is available on RERA website and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure- A Attached herewith
3. The Society formation and Other Charges as specified in Annexure "B" hereto together shall be paid by the allottee at appropriate time.
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. All letters, circulars, receipt and / or notices to be served on allottee as contemplated by this presents shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.

7. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Ponda Goa alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment . Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
8. This is only a letter of allotment and does not create any right in favour of the said ..... , to the aforesaid shop/flat, but does gives him/her ..... a right to get executed in his/her favour a Agreement of Sale, within a period of 30 days from today, on paying to the undersigned a sum of Rs..... , in addition to the token amount of Rs. .... , paid herein.
9. This is not an Agreement for Sale, but only letter which authorized his/her to get an Agreement for Sale, signed and/or entered in their favour, if done within 30 days, from the date of this letter, after payment of the stipulated consideration.
10. This letter of Allotment shall be invalid on the expiry of 30 days from the date first herein above mentioned and on such happening the said ..... , shall be entitled to the refund of the token received by the undersigned, if no Agreement for Sale, as stated herein above has been executed between the parties hereto.

For any queries or assistance contact on :

Phone No.: 8552014821 /9881283812

Email: [sydney789@rediffmail.com](mailto:sydney789@rediffmail.com)

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,  
For SILVER SHINE CONSTRUCTIONS

Proprietor

We confirm and accept

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Annexure A

The Payment Plan is as follows :

Flats

On booking & signing	10%
On Completion of Plinth	10%
On Completion of 1st slab	10%
On Completion of <u>2nd slab</u>	10%
On Completion of 3rd slab	10%
On Completion of 4th slab	8%
On Completion of Roof Slab	6%
On Commencement of Masonary	5%
On Commencement of Electrical Wiring	5%
On Commencement of Internal Plaster	5%
On Commencement of Plumbing	5%
On Commencement of External Plaster	4%
On Commencement of Tiling	3%
On Commencement of Wood work	3%
On Commencement of External Windows	2%
On Commencement of Internal Paint	2%
On Handing over	2%
<b>Total</b>	<b>100%</b>

Bank Details are as under.

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	

ANNEXURE B ( To be confirmed)

**SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES**

I) Charges/Taxes/Cess for one year

- a) Panchayat Cess/Taxes
- b) Water Charges
- c) Electricity Charges

II) Deposits

- a) Electrical Meter
- b) Water Meter

III) Expenses/ Outgoing

- a) Maintenance Society Registration Charges

IV) Any other charges

- a) One-year Building Maintenance Charges @\_\_\_\_\_per sq mtr.
- b) Legal Charges
- c) Infrastructure development charges
- d) Four-years Maintenance Charges