

ALLOTMENT LETTER

To,

Date: _____

Mr./Mrs./Miss: _____

Address: _____

E-mail: _____

Sub: Allotment of Shop / Flat No SF 204 on Second floor in the project known as “**Avenida da Sofia**” situated at Khorlim , Mapusa-Goa

Dear Sir/Madam,

We hereby allot you Flat No. SF 204 on Second floor (hereinafter Referred to as the Shop) in our proposed building to be constructed known as “**Avenida da sofia**” situated at Khorlim, Mapusa-Goa for the total consideration of Rs 56,00,000.00 /- (Rupees Fifty-six lakhs Only).

We have received a sum of Rs Fifty-six lakhs /-

(Rupees Only) as earnest money in respect of the above referred Flat. Details of the same are as follows:

Sr No.	Date	Cheque No	Bank Name	Branch Amount

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at under No _____.

This allotment letter is issued to you on the understanding and assurance given by 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 Flat/Shop 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 allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
4. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Margao 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.

For any queries or assistance contact on:

Phone No: 7888067075

Email: cvjbuilder@gmil.com

Website:

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For

Partner

Bank A/c Details as under:

A/c Name:	Convergence ventures Joma builder – Avenida da Sofia
A/c Number:	4004002900000023
Bank:	Punjab National Bank
Branch:	Mapusa
IFSC Code:	PUNB0400400

Annexure A

The Payment Plan is as follows:

Flats/Shops:

On Booking & Signing	11,20,000.00
After Execution of Agreement	10,00,000.00
On Completion of Plinth	10,00,000.00
On Completion of Slabs, Podiums, Stilts	10,00,000.00
On Completion of Internal Plaster, Doors & Windows	4,50,000.00
On Commencement of Sanitary Fittings, Electrical Fittings	4,50,000.00
On Completion of External Plaster, Waterproofing, Terraces	2,80,000.00
On Commencement of Lift, Water Pumps, External Beautification	2,50,000.00
On Possession	50,000.00
Total:	56,00,000.00

Other Outgoings:

- a) G.S.T: Rs 2,80,000.00/-
- b) Maintenance Deposit: Rs 2,00,000.00/-
- c) Monthly maintenance: Rs 4000/-
- d) G.S.T On Monthly Maintenance: Rs 720.00/-
- e) Stamp Papers, Registration Fee, etc.: Rs 3,92,000.00/-
- f) Transformer: Rs _____/-
- g) Electricity Meter: Rs 50,000.00/-
- h) Infrastructure Tax: Rs 50,000.00/-
- i) Other Charges (Advocate fees): Rs 40,000.00/-