

Dated: _____

To

_____,
 _____,

(Herein referred to as "**the Allottee(s)**")

Subject.: LETTER OF ALLOTMENT

Reference: "Southern Creek Residences" at Tonca, Taleigao, Goa.

Dear Sir/Madam,

Heartily Congratulations!

It gives us immense pleasure to inform you that, in response to your booking request and subject to your consent and confirmation on the below mentioned terms, we, Risara Properties LLP (herein referred to as "**the Promoter**"), hereby allot to you, a premise identified as Apartment / Shop No. _____, admeasuring Super Built-Up area of _____ sq. mtrs. (including incidence of all common areas), with a corresponding Built up Area of _____ sq.mts. and corresponding carpet area as per definition under the RERA Act, admeasuring _____ sq. Mtrs. (subject to a variation of 4%). The apartment shall also have an exclusive carpet area of balcony/ies of _____ sq. mts., with an exclusive terrace/service area of _____ sq. mts., (herein referred to as "**the Apartment/Shop**") located on the _____ Floor of the building project namely "**SOUTHERN CREEK RESIDENCES**", situated at Tonca, Taleigao, Goa (herein referred to as "**the Project**") and which project is registered under the Real Estate (Regulation and Development) Act 2016.

At your instance and request, we have received from you an amount of Rs. _____ (Rupees _____ only) by Cheque/DD no. _____ drawn on _____ Bank, dated _____, towards token amount for the allotment of the Apartment/Shop.

Terms and Conditions:

1. That the Allottee(s) has scrutinised and satisfied himself/herself with the title of the property, the sanctions/permissions/approvals from concerned authorities for development and construction of the Project and the

right/authority of the Promoter to construct and sell/ allot the premise in the said project.

2. All the terms and conditions mentioned in the draft Agreement of Sale attached herewith is personally read and accepted by the Allottee(s) and the Allottee(s) agrees to bind himself/herself to the said terms of the Draft Agreement for Sale.
3. That the Allottee(s) shall pay to the Promoter an amount of Rs. _____, (Rupees _____ only) towards consideration/sale value of the said Premise, on dates as mentioned in the MOP annexed hereto/registered agreement for sale.
4. In addition to the aforesaid consideration / sale value, the Allottee(s) shall also pay to the Promoter additional charges and deposits such as Project Maintenance Charges, Statutory and Legal Charges, Taxes (Infrastructure tax, G.S.T, House Tax, etc., levied and to be levied), Cess (if any), Charges pertaining to Society/Entity (such as Society/Entity creation charges, Membership fees, Entrance fees, Maintenance/corpus deposit to be passed to Society/Entity, etc.), Amenity charges, Charges payable to the Electricity department towards service connection/ transformer charges, security deposit, electricity meter cost, etc., Stamp duty, Registration charges (as applicable), etc. as is mentioned in the MOP annexed hereto.
5. The Allottee(s) shall execute and register the Agreement for Sale within ___ days from date of this letter of allotment or within 7 days from date of intimation by the Promoter to the Allottee(s). Failing which, the Promoter reserves its right to cancel this allotment and, in such event, the Promoter will be entitled to allot the said Apartment to any third party and refund the booking amount to the Allottee(s) within ___ days from such cancellation.
6. All payments shall be punctually made by Local Cheque/Demand Draft/Bank Pay order issued on/in favor of RISARA PROPERTIES LLP or by RTGS/NEFT transfer or any other mode of transfer or SWIFT transfer in the account of RISARA PROPERTIES LLP.
7. Interest as mentioned in draft agreement for sale shall be applicable in case of delay in payment.
8. In case the Allottee(s) cancels the allotment, the amount of Rs. _____ shall be forfeited and the balance amount if any, shall be refunded to the

Allottee(s) without any interest, after the said Premise is sold to a new buyer.

9. Stamp duty and registration fees shall be as applicable at that time/as approved by the Sub-Registrar.
10. The Agreement for Sale shall prevail over all other terms & conditions given in our brochures, advertisement, price lists & any other document(s) and/or any previous communication(s).

For any further query, please feel free to contact us at Risara House, Vasudev Dempo Marg, Tonca, Panaji, Goa or by email to sharon@risara.co.in.

Thanking you and assuring you the best of services at all times.

Yours truly,
For **RISARA PROPERTIES LLP**,

Gaurang Suctancar
(Designated Partner)

I / we hereby give my/our consent and confirmation to the aforesaid terms.

[Signature(s) of Allottee(s)]