

M/s SUMAN INFRASTRUCTURES

Second floor, Flat No. 202, T. Towers, Behind St. Joseph's High School,
Aquem Alto, Margao, Salcete Goa

ALLOTMENT LETTER

To, _____ Date: _____
Mr./Mrs./ Miss _____
Address: _____
Email id: _____

Sub: Allotment of Villa No. _____ in the project known as
"VILLAMENTS" situated at Davorlim, Salcete Goa.

Dear Sir/ Madam,

We hereby allot you _____ (hereinafter referred to as the row villa project
VILLAMENTS) in our proposed building to be constructed known as
"VILLAMENTS" situated at Davorlim, Salcete Goa for the total consideration of Rs.
_____ (Rupees _____ Only).

We have received a sum of Rs. _____ /- (Rupees _____ only) as
earnest money in respect of the above referred _____. 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 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 row
villa shall be binding on you and confirm that this allotment is the basis of commercial
understanding of the parties.

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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 until 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 refund with no interest.
6. All letters, circulars, receipt and / or notices to be served on allottee as contemplated by this present 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 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.

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For any queries or assistance contact on:

Phone No. : 8217790252

Email: devalinagesh@gmail.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For M/s. Suman Infrastructures

We confirm and accept

1) _____

2) _____

Partnership firm

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ANNEXURE A

The Payment Plan is as follows:

Row Villas A and C

On booking & signing	10%
On Completion of footing	10%
On Completion of Plinth	10%
On Completion of 1 st Slab	10%
On Completion of roof slab	10%
Commencement of Masonary	10%
Commencement of Plastering	10%
Commencement of electrical/plumbing	10%
Commencement of external development	10%
Commencement of flooring	5%
On Handing over	5%

Row Villa B

On booking & signing	10%
On Completion of footing	10%
On Completion of Plinth	10%
On Completion of 1 st Slab	10%
On Completion of 2 nd Slab	10%
On Completion of roof slab	10%
Commencement of Masonary	10%
Commencement of Plastering	10%
Commencement of electrical/plumbing	5%
Commencement of external development	5%
Commencement of flooring	5%
On Handing over	5%

Bank Details are as under:

Account Name	SUMAN INFRASTRUCTURES
Account Number	325001010291444
Bank	UNION BANK OF INDIA
Branch	MARGAO
IFSC Code	UBIN0532509

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ANNEXURE B (To be confirmed)

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

- i) Charges/Taxes/Cess for one year
 - a) Panchayat Cess/Taxes Rs. 200/- per sq.mts of built up area
 - b) Water Charges Nil
 - c) Electricity Charges Nil

- ii) Deposits
 - a) Electrical Meter Rs. 100/- per sq.mts
 - b) Gas Connection Nil
 - c) Water Meter Rs. 100/- per sq.mts

- iii) Expenses/Outgoing
 - a) Society Registration Charges Rs. 5000/- per unit

- iv) Any other charges
 - a) One-year Building Maintenance Charges Rs. 250/- per sq.mts
 - b) Legal Charges Rs. 10,000/-
 - c) Infrastructure Development Charges Rs. 200/- per sq.mts
 - d) Four-years Maintenance Charges Rs. 1,80,000/-