

ALLOTMENT LETTER

To,
Mr. _____
Address: _____
Email ID: _____

Sub.: Allotment of Flat No. _____ on _____ floor in the building known as _____ situated at _____

Dear Sir/Madam

I hereby allot you Flat No. _____ having built up area of _____ Sq. mtrs and Carpet area of _____ Sq. mtrs., situated on the _____ on the floor in our proposed residential Building _____ Situated at Bordem Village, Bicholim-Goa to be constructed on the property known as ‘DEVASU’ surveyed under Survey NO. 16/2-Q & 2-R of Village Bordem for the total consideration of Rs. _____ (Rupees _____ Only), which includes the cost of construction and undivided proportionate right in the said property.

I have received a sum of Rs. _____ as earnest money in respect of the said flat mentioned herein above. Details of the same are as follows:

Sr. No.	Date	Cheque No. and Date	Bank Name	Branch	Amount

My aforesaid project is registered as per the provision of RERA with Real Estate Regulatory Authority at _____ under No. _____.

This Allotment letter is issued to you on the understanding and assurance given by you to me that you will enter into regular Agreement for sale with me on terms and conditions contained therein. You undertake to execute the Agreement for sale as and when called upon you by me and shall pay the necessary stamp duty and registration charges/ fees payable thereon. All the terms and conditions mentioned in the Allotment Letter/or Agreement for sale or such other documents to be executed in respect of the said shall be binding on you, to which you agree and confirm the same.

TERMS AND CONDITIONS

1. All the terms and conditions mentioned in the Draft Agreement for sale which is available on RERA website and shown to the Allottee are applicable to this letter of Allotment.
2. Upon issuance of this Allotment Letter, the Allottee shall be liable to pay the aforesaid consideration amount to the Owner / Developer as per the mode of payment mentioned in Annexure ‘A” hereunder.
3. The society formation and other charges specified in Annexure ‘B’ hereunder together with other charges shall be paid by the Allottee at appropriate time and as and when demanded by (Owner/Developer).

4. The Allottee shall not be entitled to transfer/ resale of the said Flat to any other third person/s without prior consent of the Owner/ Developer herein.
5. In the event, the Allottee fails to make payment after booking the flat till the registration of the Agreement for sale, the present Allotment shall stand cancelled and the liquidated damages of 10% on the amount paid by the Allottee shall be forfeited in favor of the Owner/ Developer and the balances remaining amount will be refunded to the Allottee without any interest thereon.
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 and email ID provided by him/her, which will be sufficient proof of receipt of the same by the Allottee and shall completely and effectively discharged me of my entire obligations.
7. This letter of Allotment shall be governed and interpreted by and construed in accordance with the laws in India. The Courts at Mapusa Goa alone shall have exclusive jurisdiction over all the matters arising out of relating to this Letter of Allotment. Any dispute shall be settled by sole Arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

For any queries or assistance contact on:

Phone No. _____

Email.

Kindly confirm the above arrangements by signing the Allotment Letter.

Thanking You

For Sawant Builders

(Premnath Sawant)
Proprietor

Office Address: _____

SIGNED, CONFIRMED AND ACCEPTED THE ALLOTMENT AND TERMS AND CONDITIONS MENTIONED THEREIN BY WITHIN NAMED 'Allottee'

(Mr. _____)
Allottee

ANNEXURE A
MODE OF PAYMENT

Sr no	Installment stage	Percentage	Amount	GST	TDS	Net
1	On signing of the Agreement	10%				
2	On commencement of laying the foundation	15%				
3	On commencement of laying the 1 st slab	10%				
4	On commencement of laying the 2 nd slab	10%				
5	On commencement of laying the 3 rd slab	10%				
6	On commencement of laying of 4 th Slab	10%				
7	On commencement of Masonry	10%				
8	On commencement of internal Plastering	10%				
9	On commencement of external Plastering	5%				
10	On fixing of flooring	5%				
11	<u>On handing over of possession</u>	5%				

ANNEXURE 'B'

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

1. Charges /Taxes /Cess/Fees:
 - a) All the taxes, cess, fees, charges payable to the Municipality or any other competent authorities in respect of the said Building /Flat
 - b) Water charges
 - c) Electricity Charges

2. Deposits:
 - a) For Electricity Connections
 - b) For Electricity Meter
 - c) For Water Connections
 - d) For Water Meter

3. Expenses / Outgoings

- a) Society registration charges including stamp duty, registration fees payable thereon, and documentation charges, legal charges etc.

4. Any other charges which includes :

- a) One year building maintenance charges @ _____per Sq. mtrs.
- b) Legal Charges
- c) Infrastructure Development charges / Taxes
- d) GST
- e) maintenance charges etc. or any other charges payable as and when demanded by the authorities / department.