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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 _____ Floor in our proposed residential Building _____ situated at Socorro Village, Bardez, Goa to be constructed on the property known as 'NAGAZAL' alias 'NAGAZAR' surveyed under Survey No. 135/8 of Village Socorro for the total consideration of Rs. _____ (Rupees _____ Only), which include 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 provisions 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 and /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 me (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 favour of the Owner/ Developer and the balance 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 on 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 or 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 arrangement by signing the Allotment Letter.

Thanking You

For Vastu Raikar

(Kalidas Raikar)

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

1. On booking and signing Rs. _____
2. At the time of signing of this Agreement Rs. _____
3. On or before _____ Rs. _____
4. On completion of plinth of the said building Rs. _____
5. On completion of the First Slab Rs. _____
6. On Completion of the Second Slab Rs. _____
7. On completion of the Third Slab Rs. _____
8. On Completion of the walls, internal plasters,
Floorings, Doors and windows of the said Flat Rs. _____
9. On completion of the sanitary fittings,
Staircases, lift Rs. _____
10. On completion of external plumbing
And external plasters, elevation, terrances
With water proofings of the said building Rs. _____
11. On handing over the possession of the said
Premises Rs. _____

ANNEXURE 'B'SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

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

2. Deposits:

- a) For Electricity connection
- b) For Electricity meter
- c) For Water connection
- d) For Water Meter

3. Expenses / Outgoings

- a) Society Registration Charges including stamp duty, registration fees payable thereon, 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) Service Tax / VAT/ GST
- e) Four years maintenance charges etc., or any other charges payable as and when demanded by the authorities / department.