



Lotus Developers

DIAMOND BUILDING, FLAT NO. T3, FATORDA, MARGAO, GOA - 403602.

PH:- 9822587736 / 9767967028

Email:-lotusdevelopersgoa@gmail.com

ALLOTMENT LETTER

To,
Mr./Mrs.:
Address:
E-mail :

Date: 15.01.2025

Sub: Allotment of Flat No situated in survey number 325/7 of Revenue village Raia of Salcete Taluka in the project known as "**Riddhi Classic**" situated at Raia, Margao, Salcete, Goa.

Dear Sir/Madam,

We hereby allot you a Flat being Flat No. admeasuring an area of Sq. mtrs. in our project known as "**Riddhi Classic**" situated in survey number 325/7 of Revenue village Raia of Salcete Taluka 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 Flat. Details of the same are as follows:

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

Project "**Riddhi Classic**" is registered as per the provisions of RERA with the Real Estate Regulatory Authority, Goa 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 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.



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2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value and other amount as shown in Table -A given below.
3. The allottee shall not transfer resale this flat without prior consent of Promoter till the document agreement to sale is registered.
4. The allottee shall make balance consideration within month of booking the unit.
5. In case of failure on the part of the allottee to pay the balance consideration within the stipulated time, then the allottee shall be liable to pay the balance consideration with interest @ % p.a. from its due date till the same is actually paid and realized.
6. In case the allottee wish to cancel the booking of the flat after making initial part payment. In such cancellation, 30% of the amount paid by allottee to us till date of cancellation shall stand forfeited towards our liquidated damages and the balance 70% shall be refunded to allottee with no interest.
7. 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 AD 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 obligation.
8. 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.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Phone No.

Email:

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,



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Yours faithfully,

For LOTUS DEVELOPER

Shri. Pradeepchand Sail
Authorized Partner

I confirm and accept

Mr.
Prospective purchaser

The payment plan is as follows:

Table – A

Sr. No.	Payment Schedule
i)	20% On booking/before executing the Agreement for Sale.
ii)	Balance amount to be paid within Month from the date of booking the unit.
iii)	Goods and service tax to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.
iv)	TDS if any to be paid along with each installment or on or before Sale Deed or before the delivery of possession whichever is earlier.
v)	Infrastructure Tax, Electricity and water connection charges to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.
vi)	Legal fees and paper work to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.



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Bank details are as under:

Account Name	RERA Account
Account Number	50200105989752
Bank	HDFC Bank Ltd.
Branch	Aquem Branch
IFSC Code	HDFC0000370

LOTUS DEVELOPERS

PARTNER