

ALLOTMENT LETTER

Date: _____

To

Mr/Mrs/Miss . _____

Address _____

Email id _____

Sub: Allotment of Apartment No. _____ on _____ admeasuring
_____ sq. mtrs. built-up area in the project known as _____
situated at _____,Goa

Dear Sir/Madam

We hereby allot you Apartment No. _____ on _____ admeasuring
_____ sq. mtrs. built-up area in the project known as _____
situated at _____,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 apartment.

Details of the same are as follows:

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

Project is registered as per the provisions of RERE with the Real Estate
Regulatory Authority under No. _____ .

This allotment letter issued to you on the understanding and assurance given to you by us that you will enter into regular Agreement 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 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 Apartment shall be binding on you and conform that the 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.
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 or/and when called for.
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement for sale is registered.
5. In the event the allottee fails to make payment after booking the unit 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 refunded with no interest.
6. All Letters, circulars, receipts 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 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 constructed in accordance with the laws of India. The Courts at Vasco da Gama, 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

Kindly confirm the above arrangement by signing the Allotment Letter

Thanking You

Yours Truly,

**M/s. Gajraj Builders And Developers
Partner**

We, Confirm and accept

1) Mr. _____

2) Mrs. _____

(TO BE TYPED ON LETTER HEAD)

ANNEXURE A

The Payment Details/Plan is as follows:

No.	Particulars	percentage of Payment
1)	On the Booking and signing	10%
2)	On the completion of Plinth	10%
3)	On completion of 1 st slab	10%
4)	On completion of 2 nd slab	10%
5)	On completion of 3 rd slab	10%
6)	On completion of 4 th slab	10%
7)	On completion of 5 th slab	10%
8)	On completion of 6 th slab	10%
9)	On completion of Roof Slab	2%
10)	On commencement of Masonary	2%
11)	On commencement of Electricity Wiring	2%
12)	On commencement of Internal Plaster	2%
13)	On commencement of Plumbing	2%
14)	On commencement of External Plaster	2%
15)	On commencement of Tiling	2%

16)	On Commencement of External Windows	2%
17)	On commencement of Internal Paint	2%
18)	On handing Over	2%
	Total	100%

Bank Details are under:

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	

ANNEXURE B

Society Registration And Other Actual Charges

<u>Particulars</u>	<u>Amount Rs.</u>
1) <u>Charges/ Taxes/Cess For One Year:</u>	
a) Municipal Cess/ Taxes	
b) Water Charges	
c) Electricity Charges	
2) <u>Deposits:</u>	
a) Electricity Meter	
b) Water Meter	
3) <u>Expenses /Outgoings</u>	
a) Society Registration Charges	
b) Building Maintenance Charges @ _____ sq. mtrs.	

c) Legal Charges	
d) Infrastructure Development Charges	
e) Society Deposit	