

ALLOTMENT LETTER

To,

Dated: __/__/____

Mr./Mrs./Miss _____

Address: _____

Email id: _____

**Subject: Allotment of Villa No and Villa Name on in the project
known as "Horizon Luxuria" situated at Pilerne, Goa**

Dear Sir/Madam,

We hereby allot you _____ on _____ floor (hereinafter referred to as the Apartment/Row Villa/Individual Villa) in our proposed building to be constructed known as "Horizons Luxuria" situated at Pilerne, 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 villa. Details of the same are as follows

Sr. No	Dated	Mode of payment	Bank Name	Branch	Amount
1					
Total					

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 of 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 document executed for Sale of the Villa 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.
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 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, 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 Ponda 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.

For any queries or assistance contact on:

Phone : 0832-2411039

Email id: info@horizongoa.com

Kindly confirm the above arrangement by sign

Yours Faithfully,

For Horizon Land Developments Private Limited

Director

We confirm and accept

1.

2.

ANNEXURE A

Payment Plan is as follows:

Villas

1	Not exceeding 10% of the total consideration as advance payment or application fee - On Booking	10%
2	Not exceeding 40% of the total consideration to be paid to the PROMOTER after the execution of Agreement.	30%
3	Not exceeding 55% of the total consideration to be paid to the PROMOTER on completion of the 1 ST Floor of the VILLA.	15%
4	Not exceeding 75% of the total consideration to be paid to the PROMOTER on completion of the ROOF slabs OF THE SAID VILLA	20%
5	Not exceeding 85% of the total consideration to be paid to the PROMOTER on completion of the walls, internal & external plaster of the said Villa	10%
6	Not exceeding 95% of the total consideration to be paid to the PROMOTER on completion of sanitary fittings, of the SAID VILLA	10%
7	Balance Amount of 5% at the time of handing over of the possession of the Villa to the ALLOTTEE on or after receipt of occupancy certificate or completion certificate.	5%
		100%

Bank Details are as under:

Account Name	
Account Number	
Bank Name	
Bank Branch	
IFSC Code	

ANNEXURE B

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess for one year

- a) Municipal Cess/Taxes
- b) Water Charges
- c) Electricity Charges

II) Deposits

- a) Electrical Meter
- b) Gas Connection
- c) Water Meter

III) Expenses/ Outgoing

- a) Society Registration Charges

IV) Any other charges

- a) One-year Building Maintenance Charges @_____per sq mtr.
- b) Legal Charges
- c) Infrastructure development charges