

___/___/___

To,

[Insert name of applicant(s) as given on application form]

[Insert address of customer as shown on application form]

Phone No : [As given on application form]

Email : [As given on application form]

PAN : [As given on application form]

Dear Mr./Mrs./Ms./Dr.

Subject: Confirmation of Allotment in Adora de Goa 11 ([Insert registration number]) Rows 01, 07, 08, or 09

Dear Sir / Madam,

You, the "Allottee(s)" submitted an expression of interest ("EOI") requesting allotment of an apartment/residential flat/unit in our new project presently named **Adora de Goa 11** (RERA Registration: [Insert registration number]). We are pleased to confirm your booking and allot apartment/residential flat/unit bearing No. [Unit No.] (the "Unit"), subject to the terms and conditions set out herein. We take this opportunity to welcome you to the Provident family and are delighted that you chose to purchase your home from us.

You can download digital copies of all project related documents from <https://rera.goa.gov.in>.**I. ALLOTMENT DETAILS**

Sl. No.	Heading	Particulars	
1.	Name of Project	Adora de Goa 11	
2.	RERA Registration		
3.	Apartment Number & Floor		
4.	Apartment type		
5.	Row		
6.	Carpet Area (in sq. ft.)		
7.	Exclusive Terrace/ Balcony Area (sq. ft.)		
8.	Parking Space	No.:	Type
9.	Agreement Value	₹ [Amount] (Rupees: [Amount in words])*	
10.	Goods & Services Tax	₹ [Amount] (Rupees: [Amount in words])	

*GST as applicable

II. OTHER CHARGES & COSTS PAYABLE

Sl. No.	Heading	Particulars
1.	Total Stamp Duty Payable	
	Sale Consideration upto 50 lakhs	3.0% of Sale Consideration
	Sale Consideration of 50 lakhs – 75 lakhs	3.5% of Sale Consideration
	Sale Consideration of 75 lakhs – 1 crore	4.0% of Sale Consideration
	Stamp Duty Payable Prior to Registration	
	On Sale Consideration upto 50 lakhs	2.9% of Sale Consideration
On Sale Consideration of 50 lakhs – 75 lakhs	2.9% of Sale Consideration	
On Sale Consideration of 75 lakhs – 1 crore	2.9% of Sale Consideration	
	NOTE: Balance stamp duty of 0.1%, 0.6%, or 1.1% will be payable prior to possession.	
2.	Registration Charges Payable Prior to Registration	
	Sale Consideration upto 50 lakhs	2.0% of Sale Consideration
	Sale Consideration of 50 lakhs – 75 lakhs	2.5% of Sale Consideration
	Sale Consideration of 75 lakhs – 1 crore	3.0% of Sale Consideration
Infrastructure Charges, advance maintenance, society formation charges and other charges as stated in the agreement.		

TERMS AND CONDITIONS

- Condition Precedent to Registration of the Agreement for Sale** – The Allottee(s) shall pay to the designated account of the Promoter, the following sums – (i) 2.9% of the Sale Consideration towards stamp duty; (ii) 3.0% of the Sale Consideration towards registration fees and; (iii) a sum of ₹ 8500 (Rupees Eight Thousand Five Hundred Only) towards part payment of legal charges, prior to being eligible for registration of the Agreement for sale. Further, the Allottee(s) shall also deduct and remit TDS @1% of the installment paid no less than 5 (five) days prior to scheduled date for registration of the agreement for sale.
- Subject to Allottee(s) fully performing the conditions stated above, payments made by cheque being realized in full, and agreeing to make and making timely payment of amounts due, the Company hereby allots the Unit to you. Time is of the essence of this allotment.
- If advance amounts, not exceeding 10% of the Sale Consideration, are paid by cheque or other instrument that is subject to realization, this confirmation is conditional upon realization and funds being credited to the Company's account no later than [____].
- The basic sale consideration for the apartment is escalation free. Provided however, any increase/decrease on account of change in the applicable rates of taxation, levy of any new cesses or duties or other related charges shall be borne by the allottee/purchaser(s), in support of which the Company will provide the relevant documentation.
- If you do not - (a) pay applicable advances in accordance herewith, and (b) strictly perform all the conditions set out in Clause 1; and (c) ensure registration of the agreement for sale within 90 (ninety) days from the date of the email dispatched by the Company confirming allotment of the Unit, this allotment shall stand cancelled automatically and the Company shall be at liberty to re-allot/sell the Unit to a third party without reference to you. Upon such cancellation,

you may request for re-allotment of an apartment unit in the project. Company does not guarantee nor assure you that apartment/residential flat/unit allotted herein shall be available for re-allotment.

6. In the event of cancellation and/or termination of documents and agreements executed and registered pursuant to this letter of allotment, you agree to forfeit, in the Company's favour, the application amount paid by you plus an amount equal to 10% of the total sale consideration for the allotted unit and amounts paid by you on account of applicable Goods and Services Tax. Any stamp duty and/or registration fees paid by you may be claimed by you from the relevant governmental department after cancellation of the said agreement. The balance amount, if any, shall be refunded to you, without interest, within 60 (sixty) days of final confirmation of cancellation and/or termination.
7. Possession will only be handed over after the project receives an Occupation Certificate or such other certificate, by whatever name called, as prevalent under applicable local laws and registration of the deed of conveyance, whichever is later. Your failure to pay all charges due and payable as a pre-condition to handing over possession entitles the Company to refuse handover, without prejudice to any other rights and/or remedies available to the Company in this regard.
8. In the event the Allotment is cancelled for any reason, either by you or the Company, the Company shall refund amounts paid by you till the date of cancellation, subject to deduction of cancellation charges as mentioned in the booking form. The Company is not liable to refund amounts paid by you on account of GST or other duties and fees. Consequent to such cancellation, the Company will be at liberty to sell the apartment to any other person.
9. Allotment and location of car parking space(s) shall be made by the Company in accordance with its procedure and allottee(s)/purchaser(s) shall not be entitled to demand allotment of a particular parking space or seek preference in such allotments. The allottee shall not undertake any construction in the designated parking space or use the parking space area for any purpose other than the permitted purpose or alter or attempt to alter the levels of the parking space.
10. This allotment letter is neither transferable nor assignable, without our prior written consent and upon payment of such administrative charges as may be specified by the Company in this regard.
11. These terms and conditions shall be deemed to be an integral part of the duly executed and registered agreement for sale. Any and all disputes in relation to this allotment letter shall be referred exclusively to the jurisdictional Real Estate Regulatory Authority, for resolution in accordance with applicable procedure.
12. On receipt of this letter of allotment, we request you to send us an email confirming receipt. If we do not receive this email confirmation and a countersigned copy of this allotment letter within 10 (ten) days of dispatch, this letter of allotment shall be deemed to have been received and acknowledged and agreed upon in its entirety, failing which the Company is entitled to exercise its rights set out in Paragraph 4 and Paragraph 9 above.

I/We have read and understood the conditions on which this allotment letter is being issued and agree to be bound by these conditions in consideration of being allotted the Unit. I/We further confirm and declare that all KYC (know your customer) information furnished by me/us to the Company in Annexure – A is accurate and up-to-date.

For **Provident Housing Limited**

(Authorized Signatory)

Date: