

PRITHVI REALTORS

Behind Carmel College, Ground Floor, Plot No. 3/4-B-1,
Belloy Nuvem, Salcete Goa
Mob. No. 7798166966

ALLOTMENT LETTER

To, _____ Date: _____
Mr./Mrs./ Miss _____
Address: _____
Email id: _____

Sub: Allotment of Villa No. _____ in the project known as "Tranquil Villas" situated at Belloy Nuvem, Salcete Goa.

Dear Sir/ Madam,

We hereby allot you _____ (hereinafter referred to as the Row Villa Project Tranquil villas) in our proposed building to be constructed known as "Tranquil Villas" situated at Belloy Nuvem, Salcete 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 _____. Details of the same are as follows:

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

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 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 Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.



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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 until 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 refund 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.

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7. 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. 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 No. : 7798166966

Email: vjkul1979@gmail.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For Prithvi Realtors

We confirm and accept

1) _____

2) _____

Proprietor.



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Annexure A

The Payment Plan is as follows:

Flats

On booking & signing	10%
On Completion of footing	10 %
On Completion of Plinth	10%
On Completion of 1 st Slab	10%
On Completion of roof slab	10%
Commencement of Masonary	10%
Commencement of Plaster	10%
Commencement of electrical / Plumbing	10%
Commencement of external Development	10%
Commencement of flooring	5%
On Handing Over	5%

Bank Details are as under:

Account Name	M/s Prithvi Realtors
Account Number	0025102000010742
Bank	IDBI Bank
Branch	Margao Goa
IFSC Code	IBKL0000025



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ANNEXURE B (To be confirmed)

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

- i) Charges/Taxes/Cess for one year
 - a) Panchayat Cess/Taxes Rs. 200/- per Sq. mtr of Built up area
 - b) Water Charges Nil
 - c) Electricity Charges Nil
- ii) Deposits
 - a) Electrical Meter Rs. 100/- Per Sq. Mtr
 - b) Gas Connection Nil
 - c) Water Meter Rs. 100/- Per Sq. Mtr
- iii) Expenses/Outgoing
 - a) Society Registration Charges Nil
- iv) Any other charges
 - a) One-year Building Maintenance Charges Rs.250/- per sq mtr.
 - b) Legal Charges Rs. 10,000/-
 - c) Infrastructure Development Charges Rs.200/- per sq mtr
 - d) Five-years Maintenance Charges Rs. 1,80,000/-

