

Letter of Allotment

To,
Mr. _____,

Address:- _____.

This is with reference to your application for allotment dated _____ with respect to the Apartment bearing No. _____, in building _____ in our Project “Casa De Patio”. We are pleased to inform you that, Apartment bearing No. _____ situate in Building No. _____ in our project “Casa De Patio” standing on all that pieces and parcels of Land or ground out of Survey No. _____ & _____ of Village _____, Taluka _____ & District Goa, within the limits of town planning ; has been allotted/booked in your name on certain terms and conditions as mentioned herein below:

- i) The said Apartment has been allotted to you subject to due execution and registration of the agreement for sale with respect to the said Apartment.
- ii) We have received an earnest amount of the Cheque/D.D./Bank Pay Order No. _____ for Rs. _____/- (Rupees _____) drawn on _____ Bank, _____ Branch, in the name of M/s. Oraa developers against the total consideration amount _____ towards the said Apartment.
- iv) You are also liable to pay GST and all other taxes as applicable with respect to the said Apartment and its appurtenances. In addition to the cost of the apartment, you shall be liable to pay Maintenance Deposit, amount towards car-parking space, Stamp Duty Charges, Registration charges, and all other statutory levies as applicable. In case of cancellation of such allotment we shall refund the amount received by us towards consideration of the said Apartment and its appurtenances within a period of 30 days from such cancellation subject to deduction of administrative charges (if any) of Rs. _____/-. On refund of the such amount, you shall have no right, title and interest in the said Apartment and its appurtenances and we shall be entitled to deal and dispose off the same without any reference and recourse to you. You shall also sign necessary papers and return the original documents, papers and receipts to us.
- v) This allotment letter and its terms and condition do not constitute an agreement to sell. In case any action, notice or claim is initiated by any authority to pay the stamp duty and other charges and if any stamp duty and other charges, penalty etc. becomes payable on this Allotment Letter and any other document pertaining to this Allotment now or in future, the same shall be payable and be paid by you and M/s. Oraa Developers will not be liable to pay any part thereof.
- vi) As stated above this is only a Letter of Allotment and its terms and condition do not constitute an agreement to sell, hence you shall not be entitled to sell, let, sublet, transfer, convey, mortgage, charge, assign or in any way encumber or deal with or dispose off the said Apartment or any part thereof.
- vii) This Allotment Letter is valid for a period of 45 days from the date hereof and you shall pay necessary stamp duty, cesses and registration fees along with other expenses and upon intimation thereof by M/s. Oraa Developers attend such office and admit execution thereof. In case of your failure to do so, we shall be at liberty to cancel this Allotment and offer the booking of the said Apartment to another purchaser and accept the application money from such other purchaser. In such case the amount paid by you shall be refunded back only after the application money is received from such new prospective purchaser.
- viii) Till the time the agreement for sell with respect to the said Apartment is duly executed and registered, the said Apartment will continue to be under negotiation.
- ix) You have carefully gone through the contents of the Agreement for sell to be executed between you and M/s. Oraa Developers and have understood all obligations including the payment schedule and other payments to be made in respect thereof and there will be no objection by you in this respect.
- x) You are aware that the Plans of the project are submitted for revision to the Town planning Goa and being aware of the same you have requested M/s. Oraa Developers to allot the said Apartment.
- xi) You have granted your consent to M/s Oraa Developers for change/ modification/alteration of and in the layout of the said Land including amalgamation and/or sub division thereof, of the plans of the building adding the construction/additional

- floors thereto without adversely affecting the construction of the said Apartment. Project consists of 4 buildings Building-A.
- xii) You admit to have taken inspection of all documents of title relating to the said Land and M/s. **ORAA DEVELOPERS**, the plans, designs, specifications, the master layout relating to development of the said Land comprising of various buildings, amenity space, marginal open space, ingress, egress and such other as proposed, title report of the Advocate and other documents as are specified under the Maharashtra Ownership Flats Act, 1963 and Real Estate (Regulation and Development) Act, 2016 and rules and regulations made thereunder.
- xiii) The Civil Courts/Real Estate Regulatory Authority shall have Jurisdiction to adjudicate upon any disputes, if any, which may arise by & between the parties hereto in connection with this Allotment.

Hence this Allotment.

Thanking you,
For M/s. ORAA DEVELOPERS
(Partner)

We Accept (customer)