

ALLOTMENT LETTER

To, _____ Date : _____,
Mr./Mrs./Smt. _____,
Residing at : _____,
_____.

Dear Sir/Madam,

Thanks for showing your interest in the apartment in our project “**Amado Vistas**”.

Subject to the terms & conditions as mentioned herein, we hereby accept your offer and allot you the apartment (hereinafter for the sake of convenience and brevity referred to as the ‘said Apartment’),

Details of Allottee/s-

1)Allottee Name: _____

Address: _____

DOB: _____ **Age:** _____

PAN Number: _____ **Occupation:** _____

Tel .No {O}: _____ **{R}:** _____

Mobile No: _____

Email: _____

2)Allottee Name: _____

Address: _____

DOB: _____ **Age:** _____

PAN Number: _____ **Occupation:** _____

Tel .No {O}: _____ **{R}:** _____

Mobile No: _____

Email: _____

Details of apartment:

Particulars	Details
Name of the Project	
Block No	
Type of Apartment	
Floor	
Apartment No.	
Usable Carpet area of the Apartment	
Area of attached garden (If any)	
Usable Carpet area of attached terrace/s	
Total	

Details of cost:

Sr. No.	Details	Amount in Rupees
1	Price consideration of the said Apartment including amounts of society registration charges, common water meter charges, electricity meter charges	Rs. _____/-
2	Stamp duty (including LBT) in respect of the above said price consideration	Rs. _____/-
3	Registration fee	Rs. _____/-
4	Applicable GST	Rs. _____/-
5	Maintenance Cost	Rs. _____/-
	Total	Rs. _____/-

Details of Advance payment:

We have received from you an amount of Rs. _____/- (Rupees _____ only) towards advance payment (hereinafter the sake of brevity and convenience referred to as the ‘advance payment’) and we have issued you a receipt in that regard for as follows

Sr No	Cheque Date	Receipt Amount	Cheque No	Bank Name

Details of payment stages:

Sr No	PARTICULARS OF INSTALLMENT	PERCENTAGE OF TOTAL CONSIDERATION
1	Advance payment or application fee	10.00
2	Within 15 days from the date of execution of Agreement to sale	30.00
3	To be paid on completion of Plinth Work	5.00
4	To be paid on completion of Sixth Slab	10.00
5	To be paid on completion of Eighth Slab	5.00
6	To be paid on completion of Tenth Slab	5.00
7	be paid on completion of Twelveth Slab	5.00
8	To be paid on completion of masonry work & internal plaster of the said Apartment	5.00
9	To be paid on completion of external plaster and flooring of the said Apartment	5.00
10	To be paid on completion of external plumbing down take lines, fixing of CP/Sanitary fittings, staircase & floor lobbies upto the floor of the said Apartment	5.00

11	To be paid on completion of lift installation, electrical switches & wiring inside apartment, entrance lobby, ground floor, side margin / drive way pavement	10.00
12	To be paid at the time of Possession of the said Apartment	5.00

Before signing of this allotment letter , We have given you disclosures of various documents / information in respect of the land on which the above said project is being developed and in respect of the said Project and Apartment as envisaged under the Real Estate (Regulation and Development) Act, 2016.

By this Allotment Letter you are hereby allotted the said Apartment subject to the **TERMS & CONDITIONS** mentioned herein below:

1.This Allotment letter to the Allottee(s) by the promoter does not create a legal binding / obligation on the Promoter or the Allottee(s)until firstly, the Allotte sings and delivers the agreement to sale , within 30 days from the date of this allotment letter and appears for registration of the agreement before the concerned Sub – Registrar as and when intimated by the Promoter. This Allotment letter is not meant or to be treated to be as agreemnt as contemplated under the provisions of law and this allotment letter is not transferable.

2. The amounts of stamp duty, registration fees, GST are subject to change depending on government policy. You shall pay the amounts towards stamp duty, registration fee prior to registration of the said Agreement as and when demanded by us. You shall pay the applicable GST on each of the installment payable to us; and shall pay TDS (if applicable) of your own and give us the certificate in that regard or you can give us an authority letter to pay the TDS on your behalf.

3. Within 30 days from the date of this Allotment Letter, you shall make present yourself for execution and registration of further Agreement for Sale inrespect of the said Apartment in your favor. In case you fail to execute and register the said Agreement for Sale within a period of 30 (thirty) days from the date of this Allotment Letter, we shall be entitled to cancel allotment of the said Apartment to you by cancelling this Allotment Letter by giving written notice of 15 (fifteen) days.

4. If you intend to cancel allotment of the said Apartment to you, you shall submit to us “Application for Cancellation of Allotment” in our prescribed format along with original copies of receipt/s issued by us. In case the original receipts have been lost by you, you shall submit to us a duly notarized affidavit-cum-indemnity in our prescribed format at your own cost.

5. In case of cancellation of allotment of the said Apartment to you (as mentioned in clause 3 or 4 above), we shall be entitled to deduct an amount of 10% of the advance payment towards administration charges, opportunity loss, liquidated damages and all other expenses incurred by the Promoter in respect of the said Apartment and refund the balance of the same to you without any interest thereon. The refund shall be made by issuance of cheque or by directly crediting in the bank account as mentioned by you in your application letter.

6. If there are more than one Allottee, the cheque of the said Refund Amount shall be drawn in favor of the person from whose account we have received the same.

7. Once the allotment of the said Apartment to you is cancelled as above, you shall cease to have any claim on the said Apartment and we shall be entitled to dispose of the same at our own discretion.

8. All payment instruments should be in favor of "**Paradise Estate**"

9. Acceptance of Civil alterations / modifications at additional cost within the allotted apartment will be at developer's discretion & shall depend on feasibility of the same.

10. All marketing materials presented to the Allottee(s) are purely conceptual representation and not a legal offering. The final specifications, amenities will be as per mentioned in the agreement to be executed, which will supersede all previous marketing materials .

Thanks and regards,

For Paradise Estate
Authorized Signatory

Acceptance of allotment of the said Apartment

I/We hereby acknowledge to have checked the said disclosures and have verified all the documents and information regarding the said project.

We have read and understood the above said Allotment Letter and we hereby accept the allotment of the said Apartment from you subject to the above said terms and conditions.

Thanks and regards.

Mr./Mrs./Smt. _____,

(Name and signature of the Allottee 1).

Mr./Mrs./Smt. _____,

(Name and signature of the Allottee 2).

Date: 25.10.2017

TO WHOMSOEVER IT MAY CONCERN

Dear Sir,

We, **Paradise Estate**, are an Partnership firm, and having registered office at **Shop No 17, Gulmohar Apartments, 2420, East Street, Camp Haveli, Pune 411001** hereby state as under –

We are developing a residential project called “**Amado Vistas**” at **Village of Assagao, presently bearing Survey No 94/5 of Aassagoa village, Sub district and taluka Bardez, North –Goa District, Goa.**

Our draft of agreement to sale, which is to be executed with the allottees, will be in conformity to the real estate (Regulation and Development) Act 2016, and we shall submit the same to the RERA Goa office as soon as it is ready.

Sign & Delivered by

Mohamadali A Haji
Authorized Signatory
For Paradise Estate