

Kayji Real Estate Pvt. Ltd.

ALLOTMENT LETTER

To,
Mr./Mrs./Miss :
Address:
E-mail :

Date: 15.05.2020

Sub: Allotment of Flat No. situated on floor
in the project known as **"KAYJI GRANDEUR"** situated at Aquem Baixo, Margao,
Salcete, Goa.

Dear Sir/Madam,

We hereby allot you Flat No. admeasuring an area of
Sq. mtrs. situated on floor in our building known as **"KAYJI
GRANDEUR"** situated at Aquem, Baixo, Margao, 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 Flat. 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, Goa under No.

This allotment letter is issued to you on the understanding and assurance given by 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 flat shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Kayji Real Estate Pvt. Ltd.

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 Deed of sale is registered.
5. The allottee shall make balance consideration within month of booking the unit.
6. In case of failure on the part of the allottee to pay the balance consideration within the stipulated time, then the allottee shall be liable to pay the balance consideration with interest @ % p.a. from its due date till the same is actually paid and realized.
7. In case the allottee wish to cancel the booking of the flat after making initial part payment. In such cancellation, 30% of the amount paid by allottee to us till date of cancellation shall stand forfeited towards our liquidated damages and the balance 70% shall be refunded to allottee with no interest.
8. 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 AD 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 obligation.
9. 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.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Phone No. Email:
.....

RF

Kayji Real Estate Pvt. Ltd.

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For KAYJI REAL ESTATE PRIVATE LIMITED

Shri. Chandrakumar Ramarao Huilgol
Authorized Signatory

We confirm and accept

1.

2.

CRH

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Annexure – A

The payment plan is as follows:

Sr. No.	Payment Schedule
i)	20% On booking/before executing the Agreement for Sale.
ii)	Balance amount to be paid within Month from the date of booking the unit.
iii)	Cost of formation and registration of the Maintenance Society to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.
iv)	Cost of Maintenance of the building for the five years from the date of Occupancy Certificate to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.
v)	Legal fees and paper work to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.
vi)	Cost of water and electricity connection, transformer cost, meter cost, infrastructure tax and house tax charges, security deposit to be paid on or before Sale Deed or before the delivery of possession whichever is earlier.

Bank details are as under:

Promoter/Developer	M/s. Kayji Real Estate Pvt. Ltd.
Account Name	Current Account
Account Number	00372560000802
Bank	HDFC BANK
Branch	Rangavi, Opposite Margao Municipalpty
IFSC Code	HDFC0000037

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Kayji Real Estate Pvt. Ltd.

Annexure - B (to be confirmed)

BUILDING MAINTENANCE AND OTHER ACTUAL CHARGES:

I. Five years building maintenance charges @ per sq. mtrs. Rs/-

II. Charges/Taxes/Cess

- a) Electricity and water connection charges. Rs./-
- b) Infrastructure Tax. Rs./-
- c) House Tax. Rs. /-
- d) Legal charges and paper work. Rs./-
- e) Electricity meter cost. Rs. /-

III. Deposits:

- a) Security Deposit to electricity Department. Rs./-

IV. Expenses/outgoing

- a) Society formation and registration charges.

V. Any other charges.

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