

DRAFT I

(On Prescon Homes Pvt Ltd. Letter Head)
BY HAND DELIVERY/REG POST A.D.

To,

Name:

Full Postal Address with Pincode _____

Aadhaar Card No. _____

PAN Card No. _____

Mobile NO.

E-mail ID

Dear _____,

Ref: Allotment of Plot No. _____ admeasuring ____ sq.mts of **PRESCON AMANHA PHASE II** forming sub divided and provisionally approved Plot admeasuring 50,956 Sq. Mts. forming part of Survey No. 8/1-D, forming part of bigger property known as "**TOLLEM E OITEIRO DE AGALI**" or "**AGAYE**" situated at Village Azossim within the limits of Azossim-Mandur Village Panchayat, Taluka Tiswadi, Registration Sub-District of Ilhas, North Goa District, State of Goa.

We are entitled to develop the captioned Plot.

1. We are developing in phases a project known as **PRESCON AMANHA** comprising of sub divided and demarcated plots and offering for sale Plots in **PHASE-II** on 'ownership' basis to interested persons with the intention that in due course the acquirers of Plots in above Scheme to be hereafter developed would get independent Plot for the purpose of construction of Bungalow/residential houses and on completion of development, we would thereupon obtain Final NOC from the concerned Government Authorities and convey subsequently the right, title and interest in the said Plot in favour of proposed purchasers.
2. You have expressed a desire to acquire Plot No. _____ in project known as **PRESCON AMANHA PHASE II** admeasuring _____

sq. ft., i.e. _____sq. mtrs. (as computed as per the definition under RERA) for an agreed price of Rs. _____/- (Rupees _____Only). We have furnished to you a copy of the Agreement for Sale which we would execute in your favour, together with the Annexures thereto, and you have studied and acquainted yourself with the Scheme of development as set out in the said Agreement as also the contents of the various documents annexed to the Agreement. You have also taken inspection of the various title documents relating to the said plot No. _____ and the provisional NOC/ Sanad obtained and held by us, and also availed of the various disclosures made by us. You have visited the site, and acquainted yourself with the location of the said plot in Project as **PRESCON AMANHA PHASE II** in which the said Project is situated. You have also acquainted yourself with the amenities and facilities to be provided by us in the said Plot (as is mentioned in Schedule D of the said Agreement. We have discussed between ourselves and agreed upon the total price and also the installments in which the same are payable (which is also set out in Clause 6 below), as also the other amounts liable to be paid by you to us.

3. We have, at your request, today reserved for you Plot No. _____ in project known as **PRESCON AMANHA PHASE II** admeasuring _____ sq. ft., i.e. _____sq. mtrs. for sale to you at consideration of Rs. _____/- (Rupees _____Only) to be paid in the manner provided in Clause 6 below, and subject to the terms and conditions set out in the Proforma Agreement for Sale, of which a copy is furnished to you. The above consideration amounts are net amounts, exclusive of any and all levies payable to any authority, including in the nature of GST as also stamp duty and registration charges, as also deposits and other charges payable, the particulars of which are separately furnished to you.
4. You have today paid to us a sum of Rs. _____/- (Rupees _____ Only) as and towards reservation amount.

5. You shall be liable to and shall pay the stamp duty and register the Agreement within 15 days from the date hereof, and also pay the registration charges payable in that behalf. In the event of your failing to do so, we shall be entitled to forfeit a sum equivalent to 20% of the agreed sale consideration amount as above, plus all incurred/accrued costs towards the sale or on account of taxations and statutory dues, and the reservation herein in your favour (and any obligation on our part to not offer for sale or sell the above Plot to any other person) shall automatically lapse and come to an end. We shall then be at liberty and entitled to offer and /or sell the above Plot to any person of our choice.
6. The further installments of price shall be liable to be paid by you as under (time being of the essence), viz.

<u>Payment Schedule - Prescon Amanha Phase-II</u>			
Sr. No.	Particulars	%	Amount
1			
2			
3			
4			
5			
6			
7			
8			
Cheque/D.D/Pay order/NEFT to be issued in the name of Prescon Homes Pvt. Ltd. Account No. _____, IFSC Code No. _____, Bank Name. _____, Branch _____			

7. The development of the Plot shall be completed and we expect to hand over possession of the said Plot with Final NOC from Village Panchayat of Azossim, Mandur, Goa on or before _____, subject to Force Majeure. Possession shall be delivered to you only against the payment of the entire sale consideration including any other development charges as mentioned above with or without interest [as the case may be] and the various amounts payable towards and on account of deposits, charges and contributions as separately conveyed to you, presently estimated to be aggregating to Rs. _____/-, subject to change at the time of possession.
8. This is a reservation in your favour of the above to be culminated into an Agreement for Sale within the period aforesaid by making payment and stamping, executing and registering the Agreement for Sale, also in the manner aforesaid. We have explained to you, and you have understood that under the provisions of RERA, Goa we are required to execute an Agreement for Sale in your favour if we collect consideration in excess of 10% of the agreed price. We have conveyed our willingness to execute an Agreement for Sale in your favour subject to your paying to us ---% of the consideration which is now payable having regard to the stage of work at site. You have however requested that the above Plot be reserved for you for the above period, to enable you to organize funds and to make the aforesaid payment. We have therefore issued this letter in your favour confirming the reservation of the above Plot in your favour for the period aforesaid, to be confirmed and firmed up into an Agreement for Sale, also in the manner aforesaid. This is accordingly not an Agreement for Sale, and the rights granted under this Agreement are not transferable. Further on execution of the Agreement for Sale, all rights under this writing shall merge in such Agreement, and no rights under this writing will be outstanding or pleaded or set up.
9. The Plot No. _____ shall form part of the project known as **PRESCON AMANHA PHASE II** forming sub divided and

provisionally approved Plot admeasuring 50956 Sq. Mts. and forming part of bearing Survey No. 8/1-D, further forming part of bigger property known as "**TOLLEM E OITEIRO DE AGALI**" or "**AGAYE**" situated at Village Azossim is registered under RERA GOA under Registration No. _____.

For, **PRESCON HOMES PVT.LTD.**
Director/Authorised Signatory vide
Resolution dated _____

PROMOTER

Place: _____

Date: _____

We confirm having been furnished the information and particulars set out above. We also confirm having been furnished the copy of the pro-forma Agreement for Sale. We also confirm whatever is recorded above as binding on us.

ALLOTTEE/S
