

RC/L/

, 2022

To

Sub: The Lanai - Allotment Letter

1. We, Riviera Constructions Private Limited, are developing a Residential Project to be identified as "**The Lanai**", which project has been duly registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 with Registration No:
2. We are delighted to allot you **Villa No:** in the Project named "**The Lanai**" located at Survey No: 17/2 at Arpora, Bardez, Goa, having RERA carpet area admeasuring (_____ square feet) and an exclusive Balcony /Verandah /Open Terrace of area (____ square feet) (hereinafter referred to as the "**Villa**") for a consideration of **INR _____ CR** (Rupees only) (exclusive of taxes or statutory dues including applicable GST), subject to the terms and conditions contained herein as well as those contained in the Agreement for Sale which shall be executed within 30 days from the date of issuance of this Allotment Letter.
3. Payment Terms: You hereby confirm and agree to make timely payments in accordance with **Schedule A**. Time in respect of the said payments or instalments and in respect of all amounts payable under these presents by you to us is of the essence of the contract.
4. This allotment letter is non-transferable.
5. The issuance of this Allotment Letter to the Allottee does not create a binding obligation on our part until the Allottee duly executes an Agreement for Sale and complies with all its obligations therein.
6. This Allotment Letter shall not be treated or deemed constitute an Agreement for transferring ownership of title or an Agreement to Sale.

7. All payments against this Allotment letter shall be made in either of the following payment modes:

	MODE OF PAYMENT:	<ul style="list-style-type: none">• Cheque or Demand draft payable at par in Goa only;• Instant transfer/ RTGS/ NEFT
a.	Towards basic cost of Villa	In favour of: _____ Master Collection A/c. no. _____ HDFC Bank, Mapusa branch, Goa. IFSC Code: HDFC 0000202.
b.	Towards payment of GST (which shall be payable at each installment at the rate of 5%, subject to changes in applicable law)	In favour of: Riviera Constructions Pvt. Ltd. Current A/c. no: _____ HDFC Bank, Mapusa Branch Goa.

8. If timely payments are not made in accordance with the payment schedule set out in **Schedule A** then this Allotment Letter shall stand cancelled and any amounts advanced, subject to a cap of 20% of the aggregate sales consideration, shall remain forfeited as liquidated damages.
9. You agree that you have inspected the sanctioned layout plan along with all approvals, permission, orders in respect of the said building and project to you and you have satisfied about the same.
10. We confirm that we have not agreed to sell the said premises to anybody else nor created any encumbrances on the said premises and the title thereof is clear and marketable.
11. This Allotment Letter shall be governed by the Laws of India. Any disputes hereunder shall be subject to the exclusive Jurisdiction of Courts at Mapuca, Goa only.

Thanks again & regards.

Yours sincerely

For **Riviera Constructions Pvt. Ltd.**

Agreed, Acknowledged and Accepted by:

(Authorized Signatory)

(Allottee)

SCHEDULE A
PAYMENT TERMS

A. Base price:

INR Cr

	PAYMENT TERMS:	Percentage
a.	At the time of booking	10%
b.	Upon execution of an Agreement for Sale	10%
c.	Upon commencement of Construction	10%
d.	Upon completion of the Plinth	15%
e.	Upon completion of First Floor Slab	15%
f.	Upon completion of Second Floor Slab	15%
g.	Upon completion of Roof	10%
h.	Upon completion of the Plaster work	5%
i.	Upon completion of the Tiling/Flooring	5%
j.	At the time of possession	5%
	Total	100%

***additional 5% GST due separately on all instalments.**

B. Expenses to be incurred by the Purchaser:

Particulars	Cost	Payment Timeline	Amounts (INR)	Payable
Registration and stamp duty charges	5.9% at present	At the time of ATS	As applicable	To the Stamp Vendor or Govt. Treasury.
Registration and stamp duty charges	1.6%	At the time of Sale Deed	As applicable	To the Stamp Vendor or Govt. Treasury.
Electricity Connection (one time)		At the time of Possession	30,000	To the concerned person/authority.
Legal expenses		At the time of Sale Deed	30,000	To the Lawyer.

Transformer Costs: Additional costs relating to installation of a transformer and related to cabling shall be incurred proportionately between all confirmed Allottees in the Project at actuals.

Agreements: processing of the Agreement to Sale, Sale Deed, registration fees etc shall be borne by the Allottee.

Society / Association: All costs relating to the formation and registration of an Association or Society shall be borne by the existing confirmed Allottees proportionately.

Maintenance of BUA: to be discussed at the time of taking over possession of the villa along with other Unit holders of the Association.

Miscellaneous: All direct or indirect costs relating to municipal or local taxes, civic amenities including water meters shall be borne by the Allottees respectively.