

ALLOTMENT OFFER LETTER

_____, 2018

To: _____

You have shown an interest in purchasing the apartment, described below, in our development known as " MAPXENCAR GEEEN VIEW" under construction by our Firm on the property bearing survey nos. 114/3-K, situated at Ella ,Tiswadi, Goa. We have accepted your offer subject to the terms and conditions herein and subject to the execution by our firm and you of the Sale Agreement in respect of the apartment and the terms and conditions thereof, and subject to all applicable laws, rules and regulations.

The purchase consideration for the aforesaid apartment as finally agreed between you and our Firm is as follows:

PARTICULARS OF THE APARTMENT

Type:

Floor:

Building no.:

Covered car parking space no.:

Area (the Area shall be _____ sq. mts.
defined in the Sale (equivalent to _____
Agreement): sq. ft.)

Exclusive balcony area (the _____ sq. mts.
exclusive balcony area (equivalent to _____
shall be defined in the Sale sq. ft.)
Agreement):

Exclusive patio area (the _____ sq. mts.
exclusive patio area shall (equivalent to _____
be defined in the Sale sq. ft.)
Agreement):

Aggregate area (the _____ sq. mts.
Aggregate area shall be (equivalent to _____
defined in the Sale sq. ft.)
Agreement):

Saleable Area (the Saleable Area shall be defined in the Sale Agreement): _____ sq. mts.
(equivalent to _____ sq. ft.)

1) DOWN PAYMENT

On Booking 10% ----(A)

2) INSTALLMENTS:

a) On completion of plinth 15.00%

b) On completion of upper ground floor slab: 15.00%

c) On completion of first floor slab: 15.00%

d) On completion of second floor slab: 10.00%

e) On completion of third floor slab: 10.00 %

e) On completion of masonry: 5.00%

f) On completion of plumbing and wiring: 5.00%

g) On completion of fixing of doors and windows: 5.00%

h) On completion of tiling: 5.00%

i) On possession: 5.00%

Total installment amount: --(B)

Total amount payable - (A+B)

Stamp Duty, Registration Fees and other costs:

Stamp Duty, Registration and legal charges will have to be paid in two stages:

1) The amounts payable at the stage of execution of the Sale Agreement are:

a) Stamp duty @ _____: Rs. _____ (Rupees Four lacs six thousand three hundred).

b) Legal Charges: payable to the solicitor for the drafting, preparation and registration of the Sale Agreement:Rs. _____).

2) The amounts payable at the stage of execution of the Sale Deed are:

a) Stamp duty @ _____%: Rs. _____ (Rupees _____).

b) Registration fees @ _____%: Rs. _____ (Rupees _____).

c) Legal Charges: payable to the solicitor for drafting, preparation and registration of the Sale Deed:

Rs. _____.

On taking possession of the apartment, an amount of Rs.

_____ (Rupees _____) is to be paid by you as a provisional contribution towards the first year's share of maintenance and other expenses to the entity/association to be formed of all the home owners in of Mapxencar Green View.

Other terms and conditions:

1. This Allotment Offer Letter does not create a binding obligation on you or our Firm and shall not be treated or deemed to be an agreement as contemplated under provisions of law. In the event of your or our Firm's inability or unwillingness to enter into the Sale Agreement, all token payment, advances or other amounts paid by you shall be treated as a refundable deposit and shall be refunded to you in full but without any interest within 30 days of notification from you or us in respect of the refund.
2. The purchase consideration and the schedule of payments specified in this Allotment Offer Letter have been agreed by you and our Firm on the expenses understanding that all amounts shall be paid to our Firm punctually on or before the due dates specified herein. In the event of late / delayed payment of any of the installment(s).
3. TDS under Section 194 (IA) is to be deducted by you from each of the payments made to our Firm towards the purchase price and the TDS Certificate is to be sent to our Firm within 7 days of each such deduction being made by you, or as specified under the I.T. Act 1961, whichever is earlier.
4. Under applicable laws, the Sale Agreement is to be executed and registered before our Firm can accept from you any payment exceeding 10% of the purchase consideration.
5. You shall at your own initiation, cost and expenses, present and lodge the Sale Agreement as well as the Sale Deed for registration with the Jurisdictional Civil cum Sub-Registrar and admit execution of the same within the time limit prescribed under the Registration Act and therein and our Firm undertakes to make its duly authorised signatories available to admit the execution thereof.
6. If you fail or neglect to execute, present and lodge the Sale Agreement for registration within the aforesaid time for any reason whatsoever, our Firm shall not be liable or responsible for the non-registration of the Sale Agreement and for the consequences arising therefrom.

7. Our Firm shall not be responsible or liable, in any manner, for any change / postponement / cancellation of scheduled dates and time for registration of the documents or for any revised estimation /adjudication of the apartment / documents by the Civil cum Sub-Registrar for the purpose of levy of Stamp Duty.

8. If, as a consequence of any delay(s) by you in registering the Sale Agreement, our Firm is prevented or becomes ineligible under the applicable laws, rules and regulations from receiving/accepting any instalment(s) of payments of purchase consideration by the respective due date(s), you shall be bound and liable to pay interest to our Firm at the rate of MCLR + 2% on all such delayed or unpaid instalments, without prejudice to the other rights of our Firm as shall be provided for in the Sale Agreement.

9. All statutory impositions such as GST, TDS, Stamp Duty, Registration fees and any other imposition(s) by whatever name called that might become applicable shall be promptly paid by you at the required time(s) and as per the State/Central Government rates prevailing on the date(s) when the payment of such impositions is to be made to the concerned authorities. The currently prevailing rates of these impositions as specified in this Allotment Offer Letter are subject to revision by the concerned authorities. The purchase consideration has been arrived at and computed after factoring in any available input tax credit benefit under GST.

10. The purchase consideration has been arrived at and computed after factoring in and accounting for the input tax credit benefit under GST; and the cost burden on the Promoter because of compliance required under various Applicable Law(s)

Our bank account details for SWIFT/RTGS/NEFT transfers are as follows:

Our PAN no. is:

Dossier:

A dossier containing copies of the documents of title of the property bearing survey no. 114/3-k and the permissions/approvals for the construction thereon shall be handed over to you prior to execution of the Sale Agreement. If you intend to avail of a loan for purchase of the apartment, please inform Mr. Kedar Mapxencar(M: +919881789992, Email:kedarmapxencar@gmail.com) regarding our terms and conditions in respect of loans availed from any bank, housing finance institution or other lender.

Sincerely,

For Mapxencar Developers

Authorised Signatory

You have notified our Firm of the following details and have countersigned this Allotment Offer Letter in acceptance of the terms and conditions herein.

Your name : _____

Contact No. : _____

PAN Card No.: _____

Aadhar Card No.: _____

PIO/OCI Card No.: _____

Email ID : _____

Address :

Countersigned by Name: _____

Signature: _____

