NANU

Ref.: NEST/HO/Allotment/ Sapana Trigon /2025.

Date: _____

To,
Mr./Mrs._____
_____
_____

Dear Sir/Madam,

Sub: Allotment Letter for Office/Shop No. _____ in the Building project "Sapana Trigon" Near Mathany Saldhana Administrative Complex, Margao, Goa, in the property bearing Chalta No. 16 of P. T. Sheet No. 41 of Margao City Survey.

We acknowledge having received a sum of Rs._____/- (Rupees _____ Only) vide Cheque No. _____ dated _____ drawn on _____ branch of _____Bank, for which we have issued you our Receipt No. _____ dated _____ as Earnest Money Deposit for purchase of the Office/Shop No. _____ on ____ floor of the Building project "Sapana Trigon" situated near Near Mathany Saldhana Administrative Complex, Margao, Goa, for the total price consideration of Rs. _____/- (Rupees_____ Only). In addition to this, GST at the applicable rate on the above said total price consideration is also payable by you.

Area of the above said premises is as under:-
_____ square meters of carpet area (calculated as per The Goa Land Development and Building Regulations, 2010)
_____ square meters of carpet area calculated as per The Real Estate (Regulation and Development) Act, 2016,
_____ square meters of super built-up area.

The dimensions as mentioned in the approved plans, brochure of the Project and in the plan forming part of the Agreement/Deed are without considering the carpet area to be covered by the plaster of internal walls and plaster on internal side of external walls; consequently, there is likely to be reduction in the carpet area depending upon the thickness of plaster of the walls.

We have provisionally reserved the above said premises on the following terms & conditions subject to realization of the cheque. The Flat will have one parking space in stilt/basement.

Contd..2/-

Sr. No.	Payment Schedule	Instalment Amount (Rs)	Total (Rs)
1	Earnest Money Deposit		
2	Payable on or before _____.		
3	Payable on or before _____.		
4	Payable on or before _____.		
	Total		

Other Amounts to be borne and payable by you against the above said premises are as follows:-

1. Stamp Duty, Registration charges & incidental expenses towards drafting Agreement and/or Deed of Sale, as applicable.
2. Rs._____/- towards Society Formation Charges & maintenance deposit.
3. Rs._____/- towards Society Membership.
4. Lump sum of Rs._____/- towards providing electrical connection to the Project as per the Regulations of Joint Electricity Regulatory Commission, as may be notified from time to time.
5. Rs._____/- towards reimbursement of Infrastructure Tax paid to the Government.
6. Rs._____/- towards Legal Charges.
7. Sewerage Connection Charges, as may be demanded by the local authority.
8. Electrical charges for the premises from the date of connection, as per the electricity bills.
9. House Tax from the date of first levy, as may be demanded by the local authority.
10. GST as may be applicable on all above mentioned items at presently applicable rate or any increase thereon.
11. Increase in the applicable rates of taxes or introduction any new rates, taxes and levies as may be demanded/imposed by the Government or quasi- government or other competent authorities.

Please note that in the event of failure on your part to make payments of the instalments and other amounts as above within the time specified, this Allotment shall stand cancelled forthwith and the amounts received from you till then would be refunded to you only upon selling the above mentioned premises to any other prospective buyer.

Contd...3/-

In case of cancellation/termination of this transaction, the amount of Rs.50,000/- (Rupees Fifty Thousand Only) towards liquidated administrative expenses, and GST & other taxes would be deducted and the balance amount would be refunded without any interest thereon.

All the above payments should only be made in the name of 'NANU ESTATES PRIVATE LIMITED', Margao, Goa.

Please note that the payment schedule as stipulated herein above is the essence of this transaction and any default in the payment schedule will entitle us to terminate this transaction.

This Allotment shall be valid for a period of 15 (fifteen) days only and within the said period you are required to visit us for execution of necessary document/Indenture.

In case of dispute or litigations arise at present or in future then the Courts of Margao shall have jurisdiction to the settle dispute.

Yours sincerely,
For **Nanu Estates Private Limited,**

Director

Received and Accepted

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