

Ref. No.

Date:

**OFFER LETTER**

**M/S ROYAL DEVELOPERS**, a registered partnership firm, registered under the Indian Partnership Act 1932, having its registered office at Shop No.S-5, Royal Classic Building, Dongorim, Navelim, Salcete, Goa, represented by its partner : (i) **Mr. ALBINO ANAND FERNADES**, son of late Mr. Antonio Fernandes, aged 40 years, married, occupation business, residing at H.No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa; accepted the offer of the purchasers \_\_\_\_\_, wife of \_\_\_\_\_, major in age, \_\_\_\_\_, Indian National, resident of H.No. \_\_\_\_\_, to purchase the FLAT No. \_\_\_\_\_, Bldg \_\_\_\_\_, \_\_\_\_\_ Bldg, admeasuring an area of \_\_\_\_\_ Sq. Mts. is situated at \_\_\_\_\_ and also identified in the Village Panchayat of Navelim as H.No. \_\_\_\_\_) and surveyed under survey No. \_\_\_\_\_ of village \_\_\_\_\_, Salcete Taluka, District South-Goa, Goa and is bounded as follows:

On the East : by Flat No. FF-4 of the same building,  
 On the West: by open setback of the same building followed by the property of the heirs of Gonzaga Rebelo and Sebastio Francisco de Sa now bearing Survey Nos. 29/6 and 29/8,  
 On the North: by open setback of the same building followed by the 1/3<sup>rd</sup> northern part of the Said Entire Property which now constitutes Plot – “C” of the Said Entire Property and bears New Survey No. 29/7; and,  
 On the South: by the Staircase of the same building.

The offer has been accepted by **M/S ROYAL DEVELOPERS** and agreed to sell the SAID FLAT No. \_\_\_\_\_ and also identified in the Village Panchayat of \_\_\_\_\_ as H.No. \_\_\_\_\_ to the Purchasers for Total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only), which the Purchasers has agreed

and paid the earnest money of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) to the Vendor by cheque dated \_\_/\_\_/\_\_\_\_ issued on \_\_\_\_\_-Bank. The purchasers further agrees to pay the balance amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ - only) within the period of 30 days. Since the Purchasers has paid the earnest money of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) to the Vendor, the Vendor acknowledge having received the amount have issued an Offer letter to the Purchasers with the condition that the balance amount has to be paid to the Vendor within 30 days from the date of Offer letter or within ten days from the date of the sanctioning of the bank loan whichever is earlier in time. Execution of deed of sale is the essence of the Offer letter.

The Plan of the above mentioned SAID Flat is hereby enclosed to this letter.

The above terms have been exclusively agreed by the Purchasers.

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**(Purchaser)**

**For M/S ROYAL DEVELOPERS,**

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**Albino A. Fernandes**

(Partner)