



ROYAL REALTORS

BUILDERS & DEVELOPERS

*Above Dominos Pizza, Shop No: AF/9, AF/16, 1st Floor, Blessing
pioneer Commercial Complex, Old Market, Margao-Goa.*

ALLOTMENT OFFER LETTER

_____, 2020

To:

You have shown an interest in purchasing the Villas/ Row Villas, described below, in our development known as "ROYAL SERENADE" under construction by our Firm on the property bearing survey no 4/1-C, situated at Davorlim, Navelim Salcete 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 Villas/ Row Villas and the terms and conditions thereof, and subject to all applicable laws, rules and regulations.

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

PARTICULARS OF THE Villas/ Row Villas

| | |
|---------------------------------|--|
| Type: | Villas/ Row Villas |
| Floor: | |
| Villas/ Row Villas no.: | |
| Covered car parking : | |
| Built up area | sq. mts. (equivalent to _____ sq. ft.) |
| Carpet area | sq. mts. (equivalent to _____ sq. ft.) |
| Exclusive balcony/Varandah area | sq. mts. (equivalent to _____ sq. ft.) |
| Exclusive Open Terrace area | sq. mts. (equivalent to _____ sq. ft.) |

PURCHASE CONSIDERATION

| | |
|---|-----------|
| Price of the Villas/ Row Villas '_____' (excluding GST) | Rs. _____ |
| Add: GST @ 5% | Rs. _____ |
| Price including GST | Rs. _____ |
| | Rs. _____ |

STAGE PAYMENT SCHEDULE

| | | |
|--------|---------------------------------------|-------------|
| (i) | On Booking/Advance | 5% |
| (ii) | On Completion of Rafting/Footing | 10% |
| (iii) | On Completion of Plinth | 10% |
| (iv) | On Completion of first slab | 10% |
| (v) | On Completion of ground floor masonry | 10% |
| (vi) | On Completion of second slab | 10% |
| (vii) | On Completion of first floor masonry | 10% |
| (viii) | On Completion of exterior plaster | 10% |
| (ix) | On Completion of floor Tiling | 10% |
| (x) | On Completion of Painting | 5% |
| | TOTAL | 100% |

and our Company 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 company shall not be liable or responsible of the non-registration of the Sale Agreement and for the consequences arising therefrom.

7. Our company 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. 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.

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 titles of the property bearing survey No. 4/1-C and the permissions/approvals for the construction thereon shall be handed over to you prior to execution of the Sale Agreement. If you intent to avail of a loan for purchase of the Villas/ Row Villas, please inform your concerned Sales Incharge regarding our terms and conditions in respect of loans availed from any bank, housing finance institution or other lender.

Sincerely,
For Royal Realtors

Managing Partners

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: _____

Cc to: RBB

Stamp Duty, Registration Fees and other costs:

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

- a) Stamp duty @ 2.9%: Rs. _____ (Rupees only).
- b) Infrastructure Tax @ Rs. 350/- per m2 of the built up area.
- c) Advance payment of Rs. _____/- (Rupees only)
- d) GST of Rs. (Rupees only) @ 5% on advance payment made.

2. On taking possession of the apartment,

- i) Balance Stamp duty @ ____%: Rs. _____ (Rupees _____).
- ii) Registration fees @ ____%: Rs. _____ (Rupees _____).
- iii) Legal Charges: payable to the Advocate for drafting of the Sale Deed: Rs. 5000/- (Rupees Five Thousand only)
- iv) Incidental charges of Rs. 5000/- (Rupees Five Thousand only)
- v) Society Formation & Registration charges Rs. 10,000 ((Rupees Ten Thousand only)
- vi) House Tax, Water Connection & Electricity Connection charges Rs. 60,000/- (Rupees Sixty Thousand only)
- vii) Maintenance contribution for three years Rs. 50,000/- (Rupees Fifty thousand only) is to be paid by you as a provisional contribution towards the three year's share of maintenance and other expenses to the entity/association to be formed of all the premises owners in of Royal Serenade.

Other terms and conditions:

1. This Allotment Offer Letter does not create a binding obligation on you or our company and shall not be treated or deemed to be an agreement as contemplated under provisions of law. In the event of your or our company'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 company on the expenses understanding that all amounts shall be paid to our company 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 company towards the purchase price and the TDS Certificate is to be sent to our company 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, before the Sale Agreement is executed and registered, our Firm can accept from you any payment exceeding 20% 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