

Date: _____

To, _____

Sir,

Re: Allotment of the Row-Villa with portion of the Plot in the project 'Akar Suburbia – Row Villas' at Cuncolim, Salcete, Goa.

We acknowledge having received a sum of Rs. _____/- (Rupees _____ Only) towards part payment of the price consideration for construction and sale of Row-Villa No. _____ admeasuring approximately _____ square meters of built-up area. This Row-Villa is having carpet area of _____ square meters, exclusive balcony/verandah area of _____ square meters and exclusive open terrace area of _____ square meters; of the project 'Akar Suburbia – Row Villas' to be constructed in the portion admeasuring _____ square meters of the sub-divided Plot No. _____, forming part of the bigger property surveyed under Survey No. 146/19 of Panzarconi in the village Cuncolim of Salcete Taluka of South Goa District in the State of Goa, India.

The total price of acquisition of the above Row-Villa with portion of the Plot shall be Rs. _____/- (Rupees _____ Only), break-up of which is as under:-

No.	Particulars	Amount
1.	Basic cost of the Row-Villa along with portion of the Plot.	
2.	Maintenance of common amenities (except for the maintenance of club house, swimming pool, gymnasium, Tennis Court and other sports activity area) for the period till 31-12-2021, calculated @ Rs.750/- per square meter of plot area.	
3.	Infrastructure Tax @ Rs.225/- per square meter area of the Row-Villa.	
	Net Total:-	

...2)

Akar Infra & Realty

Corporate Off: 'Lake Plaza', Opp. Nehru Stadium, Fatorda, Margao, Goa 403 602.

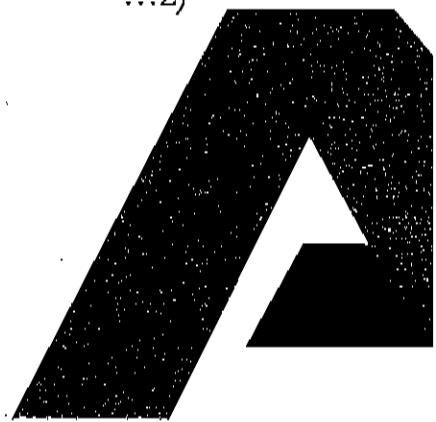
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We have reserved the above described Row-Villa with the portion of the Plot, on the following terms and conditions:-

1. You shall execute the Agreement within a period of 15 (fifteen) days from the date of this Allotment and make the payment of the instalments as mentioned in such Agreement.
2. Final Deed of Sale transferring the above described Row-Villa along with the portion of the Plot shall be executed within a period of 15 (fifteen) days from the date of receiving communication from us informing you that Occupancy Certificate is received from the licensing authorities.
3. You shall pay all the outstanding dues, if any, on or before executing the final Deed of Sale.
4. Goods and Service Tax at applicable rate is payable separately.
5. The payment shall be made in the name of "Akar Infra & Realty", payable at Margao, Goa, and to be sent through normal banking channels or out of NRE/NRO/FCNR account.
6. This allotment shall stand cancelled in case of your failure to execute the Agreement/Deed within the above said period, in which case we shall refund you the amounts till then received after deducting therefrom the element of whatever Taxes and further deducting 15% of the amounts received from you towards our administrative expenses. Such net refundable amount shall be paid to you only after selling the above said Row-Villa to any other prospective purchaser and upon receiving money from such purchaser sufficient to make refund to you.
7. Stamp duty and Registration Charges on the Agreement and/or the Sale Deed shall be borne and paid by you at the rates as may be prevailing at the time of execution of such document/s.

...3)

8. In the event any increase in any of the rates, taxes, duties and levies, or introduction of any new rates, taxes, duties and levies, same shall be borne and paid by you immediately on demand by us and/or from the concerned authorities.
9. This allotment shall be valid for a period of 15 (fifteen) days only from the date of this letter.

Thanking you,

Yours faithfully,
For Akar Infra & Realty,

Authorised Signatory

SAMPLE