

## ALLOTMENT OFFER LETTER

\_\_\_\_\_, 2021

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

You have shown an interest in purchasing the apartment, described below, in our development known as "GIRIJA GREENS" under construction by our company on the amalgamated property/ plots, surveyed under survey Nos. 4/21 and 4/22, admeasuring 1175 sq.mts and 1250 sq.mts respectively (both altogether admeasuring 2425 sq.mts), situated at Tivim Village of Bardez, North Goa, State of Goa..

We have accepted your offer subject to the terms and conditions herein and subject to the execution by our company 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 company is as follows:

### PARTICULARS OF THE APARTMENT

Number:	
Type:	
Floor:	
Building no.:	
Carpet Area (as defined under RERA):	Approximate _____ sq. mts.

Exclusive balcony area :	Approximate _____ sq. mts.
Exclusive open terrace area ( if applicable):	Approximate _____ sq. mts.
Aggregate area (total of above areas):	Approximate _____ sq. mts.
Wall area (not included in the above area):	Approximate _____ sq. mts.
Proportionate share of common area:	Approximate _____ sq. mts.
Saleable area (total of all areas) :	Approximate _____ sq. mts.

#### PURCHASE CONSIDERATION

Price of the apartment ' \_\_\_\_\_ ' (excluding GST) Rs. \_\_\_\_\_

Add: SGST @ \_\_\_\_% Rs. \_\_\_\_\_

CGST @ \_\_\_\_% \_\_\_\_\_

Rs. \_\_\_\_\_

**Price including GST** **Rs.** \_\_\_\_\_

\_\_\_\_\_

#### STAGE PAYMENT SCHEDULE

You have paid a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only), not exceeding 10% of the total consideration, as advance payment and hereby agree(s) to pay to the Promoter the remainder amount of Rs. ....( Rupees ..... ) upon registration of Agreement for Sale, according to the following schedule:-

- i. Amount of Rs. ..../- (Rupees \_\_\_\_\_ only) (15% of the total consideration) to be paid to the Promoter on completion of the Plinth of the respective building / Block or on .....whichever is earlier.

- ii. Amount of Rs. ..../- (Rupees \_\_\_\_\_ only) (9% of the total consideration) to be paid to the Promoter on completion of 1<sup>st</sup> Slab (First floor base slab) of the respective building / Block or on ..... whichever is earlier.
- iii. Amount of Rs. ..../- (Rupees \_\_\_\_\_ only) (9% of the total consideration) to be paid to the Promoter on completion of 2<sup>nd</sup> Slab (Second floor base slab) of the respective building / Block or on ..... whichever is earlier.
- iv. Amount of Rs. ..../- (Rupees \_\_\_\_\_ only) (9% of the total consideration) to be paid to the Promoter on completion of 3<sup>rd</sup> Slab (Third floor base slab) of the respective building / Block or on ..... whichever is earlier
- v. Amount of Rs. ..../- (Rupees \_\_\_\_\_ only) (9% of the total consideration) to be paid to the Promoter on completion of 4<sup>th</sup> Slab (Fourth floor base slab) of the respective building / Block or on ..... whichever is earlier
- vi. Amount of Rs. ..../- (Rupees \_\_\_\_\_ only) (9% of the total consideration) to be paid to the Promoter on completion of 5<sup>th</sup> Slab (Roof slab) of the respective building / Block or on ..... whichever is earlier
- vii. Amount of Rs. ..../- (Rupees \_\_\_\_\_ only) (10% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings, doors and windows of the Apartment, Sanitary fittings, staircase, lift well lobbies upto the floor level of the said Apartment of the respective building / Block .
- viii. Amount of Rs. ..../- (Rupees \_\_\_\_\_ only) (5% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the respective building / Block.
- ix. Amount of Rs. ..../- (Rupees \_\_\_\_\_ only) (10% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain to the respective building / Block.
- x. Balance Amount of Rs. ..../- (.....) against and at the time of handing over of the possession of the Apartment to the Allottee(s) on or after receipt of occupancy certificate or completion certificate.

**Stamp Duty, Registration Fees and other costs:**

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

1)At the stage of execution of this Agreement:

- a) Stamp duty @ 2.9%: Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only).
- b) Registration fees approx: Rs. 1,500/- (Rupees One thousand five hundred only).

- c) Legal Charges: payable to the solicitor for the drafting, preparation and registration of the Sale Agreement: Rs. 10,000/- (Rupees Ten thousand only).

2) At the stage of execution of the Sale Deed:

- a) Stamp duty @ \_\_\_%: Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only).  
b) Registration fees @ \_\_\_%: Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only).  
c) Legal Charges: payable to the solicitor for drafting, preparation and registration of the Sale Deed: Rs. 20,000/- (Rupees twenty thousand only).  
d) Proportionate Infrastructure & development fees: Rs \_\_\_\_\_/- (Rs \_\_\_\_\_ only)  
e) Society formation charges Rs 10,000/- (Rs Ten thousand only)  
f) Electricity deposit, meter and connection charges, house tax etc on actual.

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 project GIRIJA GREENS.

**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, the Sale Agreement is to be executed and registered before our company 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 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 for the non-registration of the Sale Agreement and for the consequences arising there from.
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. If, as a consequence of any delay(s) by you in registering the Sale Agreement, our company 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 company at the rate of MCLR + 2% on all such delayed or unpaid instalments, without prejudice to the other rights of our company 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:

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Our PAN no. is:

**Dossier:**

A dossier containing copies of the documents of title of amalgamated property/ plots, surveyed under survey Nos. 4/21 and 4/22, admeasuring 1175 sq.mts and 1250 sq.mts respectively (both altogether admeasuring 2425 sq.mts), situated at Tivim Village of Bardez, North Goa, State of Goa, 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 -----  
----- (M: +91-----, Email:-----) regarding our terms and

conditions in respect of loans availed form any bank, housing finance institution or other lender.

Sincerely,

Girija Estates Pvt. Ltd.

\_\_\_\_\_  
Authorised Signatory

You have notified our company 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: