

Ref No: CC/CNV/18-19/

LETTER OF ALLOTMENT

Dated:

To,

(Hereinafter referred to as the "Allottee/s")

Reference: Application (Booking) Form dated _____ bearing No. _____.

Subject: Allotment of Residential Villa / Row House bearing No. _____, in the residential project known as '*Costa Ninho Verde*', situated at Nuvem, Salcete – Goa.

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Congratulations !!!!

We are pleased to inform you that based on your Application (Booking) Form dated _____ bearing No. _____, we have reserved and allotted for you, the Residential Villa / Row House bearing No. _____, in the residential project known as '*Costa Ninho Verde*'.

We acknowledge having received a sum of Rs. _____, towards part payment of the price consideration for construction and sale of Villa / Row House No. _____ to be constructed in the property bearing Survey No.41/1-A of Village Nuvem, admeasuring about 5317 sq mts, of Quirbhat Ward, Village Nuvem, of Salcete Taluka of South Goa District in the State of Goa, India.

Details of Allottee and Villa / Row House are as here under:

Full Name of Allottee	
Full Name of Joint Allottee (Co – Applicant) (if any)	
Allottee's and Joint Allottee's (If applicable) permanent residential address	
Email ID for Correspondence	
Villa / Row House No:	
Carpet Area	
Super Built Up Area	
Area of Enclosed Balcony (If Any)	
Area of Attached Terrace/s (If Any)	
Area of Garden Space/s (If Any)	

The total price of acquisition of the above Villa / Row House shall be Rs. _____, break – up of which is under:

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Sr. No.	Particulars	Amount
1	Basic cost of the Villa / Row House	
2.	Goods and Service Tax on the basic cost of the Villa / Row House	
3	Maintenance Contribution towards Common Amenities for a period of __ years from the date of obtaining first Occupancy Certificate or upto the date of formation of Society, whichever is earlier, calculated at Rs. _____ per sq meter of super built up area.	
4.	Goods and Service Tax on the Maintenance Contribution	
5.	Infrastructure Tax	
6.	Electrical Connection / Transformer costs	
8.	Common water connection including security deposit, if any	
9.	Share Capital, Membership Fee and Share in expenditure in documentation, formation and registration of Society.	
	Net Total:-	

We have reserved the above described Villa / Row House for the Allottee(s), on the following terms and conditions:

1. The Allottee(s) shall sign and execute the necessary Agreement for Sale within a period of 15 (Fifteen) days from the date of this Allotment letter, upon making further advance payment of Rs. _____, and the balance to be paid as per the installments to be stipulated in such Agreement, and further admit the execution thereof before the Office of the Sub – Registrar of Salcete at Margao.
2. All payments shall be made to and in favour of “M/s Costa Constructions”, payable at Margao, Salcete – Goa, and / or through normal banking channels or out of NRE / NRO / FCNR accounts.
3. This Allotment shall stand cancelled in case of the Allottee(s) failure to execute the Agreement for Sale within the above said period, in which case we shall refund to the Allottee(s), the amounts till then received after deducting therefrom, the element of whatever taxes and duties have been remitted to concerned departments and further deducting 10% of the amounts received from the Allottee(s) towards administrative charges. Such net refundable amount shall be paid to the Allottee(s) only after selling the above said premises to any other prospective purchaser and upon receiving money from such purchaser sufficient to make refund to the Allottee(s).
4. In the event of any increase in any of the taxes, duties, rates and levies and / or introduction of any new taxes, duties, rates and levies, such increase or introduction shall be borne and paid by the Allottee(s) immediately on demand by us and / or from the concerned authorities.
5. Necessary Stamp Duty, Registration Charges and processing fees for execution of the necessary Agreement for Sale and / or Deed of Conveyance / Sale in respect of the Villa / Row House shall be separately borne and paid for by the Allottee(s).
6. This Letter of Allotment shall remain valid for a period of 15 (Fifteen) days from the date hereto as stated hereinabove.

Yours Faithfully,

For M/s Costa Constructions

(Sole Proprietor)