

Dear _____

Date : _____ 00:00:00

Congratulations on choosing your dream plot at Imperial Goa!

We're glad you have chosen to seize this opportunity and join The House of Abhinandan Lodha family.

Firstly, Congratulations on a smart investment decision and we will now need to complete the rest of the formalities towards your registration of your plot of New Generation Land.

The House of Abhinandan Lodha, was born out of a vision to democratize land ownership in the country and is fundamentally disrupting ownership of land using technology and digital transformation.

Imperial Goa is just another example of how we are revolutionizing land ownership in India.

Imperial Goa comes with the promise of wealth, liquidity, security and transparency, from the House of Abhinandan Lodha, promises which are unheard of in the industry. With a great destination, world-class amenities, and legitimate documentation, with clear titles, it's not a piece of land you are purchasing, it's peace of land.

Basis your Application Form No. _____, Plot No. _____ of Area _____ Sq. Ft. of Imperial Goa, is now allocated to you. This allocation is by virtue of the time stamp of your application.

For any clarifications, kindly get in touch with your Relationship Manager _____ at _____ (Cell No.) _____. Please do take a moment to go through all the attached documents. Once again, congratulations and welcome to Imperial Goa.

Regards,

The House of Abhinandan Lodha

<https://www.facebook.com/HoABLOfficial/>

<https://www.instagram.com/thehouseofabhinandanlodha/>

Annexure:

1. Allocation Details & Plot Size,
2. Commercial Details and Price Sheet
3. Payment Schedule, Bank Details and Timelines
4. Registration Process
5. Withdrawals, Cancellations, and Refunds
6. Amenities List

Annexure 1 – Allocation Details & Plot Size

Please find the details of the Allocated Plot basis your application HOABL – ___ in Imperial Goa .

Customer Details	
Applicant's name	
Allocation Date	
Source of Booking	
Plot Details	
Plot No	
Plot Area in Sq. Ft.	

Annexure 2 – Commercial Details and Price Sheet

Below are the commercial details for the allocated plot:

Pricing Details*	
Base Price – INR	
Infrastructure Value-INR	
Agreement Value – INR	
Stamp Duty** – INR	
Registration** – INR	
Incidental Charges – INR	
Other Charges – Payable at the time of Possession	
GST on Infrastructure Value @ 18% – INR	
Land Owner's Club Charges with GST @ 18% - INR	
All-In Pricing - INR# - INR	
Common Area Maintenance Charges# for 12 months with GST @ 18% – INR	
Corpus Fund# with GST @ 18% - INR	

***Stamp Duty & Registration Charges as mentioned above are approximate & may vary as per government notification. Government levies are additional. Any subsequent levies mandated by the competent governing authority shall be informed & payable as and when applicable.*

Common Area Maintenance Charges are Rs. ___/- per month per Sq. Ft. of plot area + GST @18%

Corpus Fund Charges (one time) are Rs. ___/- per Sq. Ft. of plot area + GST @18%

* Indicative pricing, subject to sizing & taxes extra.

Annexure 3 – Payment Schedule, Bank Details and Timelines

Details of next payment due for Plot No. _____

Booking amount received: _____/-

PAYMENT PLAN	
Timeline	Payable Amount
Application Amount	Rs. _____
Allocation acceptance fee	9.9% of Agreement Value (Less Booking Amount)
_____	Stamp Duty + Registration + Incidental Charges
_____	_____% of Agreement Value
At the time of possession	_____% of Agreement Value + CAM + Corpus +GST on Infra + Land Owners Club Charges

In case of non-payment as per payment schedule, the booking will be cancelled & deductions will apply as per cancellation policy.

Payments to be made in the bank account mentioned as per the demand letter.

Name of the Account	
Name of the Bank	HDFC Bank
Account Number	
IFSC Code	HDFC0000501
Branch	Churchgate

Guideline for payment towards TDS:

As per government notification (Effective 01st April 2021), TDS @ 1% is payable on Agreement Value (if the agreement value is more than Rs.50,00,000/-). You will have to pay TDS directly on the government online portal <https://www.tin-nsdl.com> and provide us the challan copy (i.e. form 26QB and bank payment receipt) along with the payment due as per the due date.

Below are the details of the developer that you will require for making the TDS payment: PAN NO:

Address of developer: Lodha Excelus, 3rd Floor, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai – 400011

Any delay in the payment will be charged with an interest of SBI MCLR + 2%.

Annexure 4 – Registration Process Once 9.9 % payment is complete, a separate mail will be shared with you with details of registration Process. The timelines are as under:

Timeline	Process
Day 1	Welcome Call and welcome email
By Day 3	Share SDR email along with pre-filled Personal Details Form seeking confirmation along with KYC(PAN & Adhaar Card) – submission
By Day 7	Initiation of SDR Process
Within 30 days of SDR Payment	Execution of POA - Mumbai, Pune or Bangalore only. (Provided customers have their address on Aadhar card of respective cities). Customer from other cities will have to travel to Goa for the Agreement for Sale Registration.
Within 45 days of SDR Payment	Execution for agreement of sale
Post 100% Payments	Execution of Sale Deed

*Indicative pricing, subject to sizing & taxes extra.

Annexure 5 – Withdrawals, Cancellations and RefundsWithdrawal

Process before plot allocation

1. Initiation - withdrawal request needs to be raised by writing an email to withdrawal@hoabl.in
2. Eligibility - The email should be sent from the email id mentioned in the application form and only the email id mentioned in the form will be treated as official request.

A cancelled cheque copy is mandatory to initiate the refund process.

Refund in case of withdrawal

All refunds, if applicable, shall be credited to the customer's source account in case paid vide a payment gateway. In case, the payment was made vide NEFT/RTGS/ Cheque then in such cases the refund shall be credited to the applicant's bank account within 30 working days from the date of the receipt of the withdrawal email or cancelled cheque (if applicable) (whichever is later).

Withdrawal post allocation & before registration*

- a. Any withdrawal post plot allocation confirmation will be treated as a cancellation and in the event of cancellation of Plot(s), we shall be entitled to deduct 10% of agreement value + Stamp Duty & Registration towards as "administrative charges". Refund shall be credited upon completion of 90 days from the date of request.
- b. In the event of cancellation of the Plot, we shall be entitled to deal with and/or dispose of the Plot in the manner it deems fit and proper and the Applicant does not have any right on the Plot and shall not have any claim or raise any objection in this regard.

Withdrawal post Agreement for Sale registration*

Any withdrawal post plot allocation confirmation & after registration will be treated as a cancellation and in the event of cancellation of Plot(s), we shall be entitled to deduct 10% of agreement value towards as "administrative charges" + Stamp Duty & Registration. Incidental charges will be completely forfeited. Refund shall be processed 180 days post execution of deed of cancellation.

Loan from financial institutions

Availing of a Plot Loan to fund this purchase is the customer's discretion and responsibility, Loan from the financial institution may be availed by the Applicant basis eligibility and institution norms. Hence in the interest of time its highly recommended that you choose empaneled FI/ banks. However, if a particular institution/bank refuses to extend financial assistance on any ground, the Applicant shall not make such refusal an excuse for non-payment of further payments/instalments/dues as per payment schedule and the consequences of non-payment as set out herein shall be applicable to any non-payment for reasons of Applicant being not able to avail loan from an institution/bank. In case of NRI customer, it is customer's responsibility to ensure FEMA and other necessary compliances and the Promoter shall not be responsible for the same in any manner whatsoever.

Annexure 6 – Amenities List

List of Common Areas and Amenities

1. Grand Club house with Gym/ Steam /Shower & Guest Rooms
2. Swimming pool
3. Jogging / walking track / Cycling track
4. Cricket Net

5. Multipurpose Court
6. Provision for Flea Market / Music + Dance festival / Food festival/ Party Lawn
7. Amphitheatre
8. Croquet
9. Archery
10. Outdoor Yoga court
11. Bucaco Forest / Plantation / Gardens
12. Open air Sit-outs / Common Hang-out spaces
13. Meditation zone
14. Reading Nook
15. Gazebo/ Cabana
16. Space for outdoor café

Disclaimer: The project is being developed by Lodha Landbuild Infrastructure Private Limited. (Promoter), groupcompany of brand “House of Abhinandan Lodha”. This allotment letter is valid for limited period and the Promoter reserves the right to modify and withdraw the same. Sale is subject to the terms of application form, agreement to sale, sale deed and such other documents to be executed between the parties. The amenities are common for all phases. Price is exclusive of all taxes, statutory & other charges. Site address: Survey No. 20/1-A of Village Bainguinim situated in Village Bainguinim, Taluka Tiswadi, District of North Goa, State of Goa. For more information, please contact Corporate Office at The House of Abhinandan Lodha, Lodha Excelus, 3rd Floor, Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai, Maharashtra - 400011.