

M/S PRIORITY CONSTRUCTIONS

Off: 'Priority Signature', Near Skoda showroom, New Taleigao bypass road, Taleigao, Goa 403 003
Tel: 0832-6513303/2426222 e-mail: priority.constructions@gmail.com

Date:

Name:

Passport size
photograph

Address:

Contact No.

Email ID:

Occupation:

Marital Status:

Dear Sir / Madam,

Warm Greetings and Congratulations!

Grand welcome to **"M/S PRIORITY CONSTRUCTIONS"**.

Pursuant to the receipt of your application referred above and relying on your confirmations, representations and assurances to abide by all the terms, conditions and stipulations mentioned in the application form signed and accepted by you, we are pleased to inform you that a 'Unit' in **"PRIORITY MAGNUM"** has been allotted to you as per the details given below on the term and conditions mentioned hereinafter:

1. UNIT DESCRIPTION:

| | | |
|----|------------------------------|------|
| a) | Unit Category | -BHK |
| b) | Carpet Area of Unit | |
| c) | Saleable Area of Unit (Sqm.) | |
| d) | Apartment No. | |
| e) | Car Parking No. | |

2. SALE PRICE AND PAYMENT SCHEDULE (Kindly refer to Annexure - A)

| | | |
|----|-------------------------|-----|
| a) | Sale Price | Rs. |
| b) | Booking Amount Received | Rs. |

3. The allotment of the unit is subject to the adherence and fulfillment of all the terms and conditions as mentioned in the allotment letter as well as in the Application Form. It is hereby clarified that the allotment letter of the unit shall be governed by the provisions of this allotment letter as well as by the provisions of the application form and that such application form shall at all times be read and construed as part and parcel of this allotment letter.
4. The above sale price is exclusive of the advance maintenance charges, corpus deposit, stamp duty & registration fees, legal charges, generator fees, transformer charges, utility deposit (to be made to the concern government agencies/ service provider on actual), GST, other taxes, duties and levies as fully and particularly mentioned in the **payment schedule**. Annexed herewith and marked as "Annexure-A"
5. We have annexed here with and marked as "Annexure-B", the details cost structure and payment schedule of other charges to be paid by the Allottee.
6. All payment except Legal Charges should be made by way of Demand Draft/ Crossed Cheque/ Pay Order/ NEFT/ RTGS favouring "**M/S PRIORITY CONSTRUCTIONS**" payable at Panaji.
7. This allotment is provisional and is subject to making punctual payments at all amounts in the manner mentioned in the payment schedule and your compliance with the terms of the allotment letter and application form.
8. The payment of installments in confirmative with the payment schedule, performance, observance and compliance of all the provisions of application form by you shall be essence of this allotment.
9. Kindly note that expressions 'Allotment', wherever used herein, shall mean provisional allotment will remain so till such time a formal agreement for sale for the unit is executed in pursuance of the terms of the agreement as per the format of Housing Industry regulatory Act 2017. Kindly note further that the execution of agreement shall be subject to you making payment of the booking value amount, agreement value amount and submission of necessary KYC Documents.
10. Please acknowledge the receipt of the allotment letter by signing at the designated place on the duplicate/counter part of this allotment letter and mail the same to the below mentioned address so as to reach us within fifteen days.
11. Please submit the necessary KYC (Know your customer) documents in accordance with the directions stated in the Application Form, if not submitted already.
12. For outstation cheques, the application charges will be as applicable and the same shall be borne by the allottee.

13. Kindly complete your KYC compliance by furnishing necessary details at the earliest in order to avoid delay in execution of Agreement for Sale with respect to the unit.
14. Agreement for construction and sale to be signed within one month of execution of this allotment letter.
15. Cancellation charges amounting to Rs. 1,00,000/- applicable on cancelation of the booking.
16. Legal fees Rs. 25,000/- is applicable only till the stage of providing draft for sale deed. Execution of sale deed is not included in the above mentioned legal charges.
17. Payment request letter/demand letter will be on completion of milestone define in the payment schedule.
18. Property value exceeding 50 lakhs are liable to 1% TDS.
19. If any amendment done in tax component or any statutory charges imposed by the government be additionally payable by the purchaser.
20. Monthly maintenance amount as decided by the builder will be starting 3 months after occupancy certificate for the project is received irrespective of possession of unit or not.
21. It is mandatory for all members to be a part of society, maintenance amount taken at the time of possession will be transferred to society's account when it is formed.
22. Any modifications done after completion of unit/project, the company is not responsible for any structural damages that may arise. Further rectifying the same will be charged additionally.
23. Cheque bounce charges of Rs. 5000 for 1st time and subsequently of Rs. 10,000 will charged additionally.

Signature of Allottee

Signature Joint Allottee

| ANNEXURE - A | | | |
|-------------------|--|---|--------------|
| Payment Schedule | | | |
| ___ BHK Apartment | | | |
| SALE PRICE – Rs. | | | |
| Sl. No. | Payment Schedule | % Amount payable of total consideration | Amount (Rs.) |
| 1 | Signing of this Agreement | 10% | |
| 2 | After Execution of Agreement | 20% | |
| 3 | On completion of Plinth of building/block | 15% | |
| 4 | On completion of slabs including stilts of building/block | 25% | |
| 5 | On completion of walls, internal plaster, floorings, doors and windows | 5% | |
| 6 | On completion of sanitary fittings, staircases, lift wells, lobbies upto floor level | 5% | |
| 7 | On completion of external plumbing, plaster, elevation, terraces with water proofing of building/block | 5% | |
| 8 | On completion of lifts, water pumps, electrical fittings, electro mechanical and environmental requirements, entrance lobbies, plinth protection, paving of areas appertain and all other requirements as may be prescribed in agreement of sale of building/block | 10% | |
| 9 | At the time of Possession or after the receipt of occupancy certificate or completion certificate | 5% | |

Signature of Allottee

Signature of Joint Allottee

ANNEXURE – B
Other Charges and Payment Schedule

| Sl. No. | Description of Other Charges | Amount (Rs.) (Excluding GST) | PAYMENT SCHEDULE |
|---------|--|---------------------------------|--|
| 1 | Nil Encumbrance | | At Agreement |
| 2 | Electricity meter/Transformer connection, Water connection, House Tax & Infrastructure charges | | On Possession |
| 3 | Corpus Deposit | | On Possession |
| 4 | Advance Maintenance Charges for two years after Possession | | On Possession |
| 5 | Association Formation Charge | | On Possession |
| 6 | Legal Charges | | XX% on Agreement and XX% on Possession |
| 7 | Stamp Duty | | As and when demanded by the Company |
| 8 | Registration Charges | | As and when demanded by the Company |

Signature of Allottee

Signature Joint Allottee

I hereby acknowledge being referred by a broker/agency, tick the applicable circle (Yes ☐) (No ☐)

If yes, broker/agency name: _____

Contact no. _____

Please feel free to contact _____ (Priority Constructions Sales Representative) at +91 _____ for assistance.

Signature: _____

For aftersales please contact: +91(9075099866/ 7720083182)

Acknowledged Signatory: _____

M/S Priority Constructions
2nd Floor, Priority Signature
Above Priority Honda Showroom
New Taleigao Bypass road
Taleigao-Goa 403002

Thanking you and assuring you of our best service at all times!