

# JC Developers & Builders

Correspondence : Mary Villa, H. NO. 119, Behind St. Anne's Church, Ponda - Goa. 403401  
Registered Office : Shop No.3, Mariam Apartment, Upper Bazar, Ponda - Goa.  
Mobile : +91 9822075737 - Tel Office : 0832 2313281

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Date:

To,

Dear Sir,

We confirm that we have agreed to sell a Flat to **Mr/Mrs.** \_\_\_\_\_

Particulars of which are as under:

Flat No: \_\_\_\_\_, floor \_\_\_\_\_, Door No: **UG F1**. For a total consideration of  
Rs \_\_\_\_\_, plus GST 12% current rate.

- a. Area of flat \_\_\_\_\_ (inclusive of balconies, staircase, lift etc).
- b. Rate Lump sum **Rupees .** \_\_\_\_\_ + **(GST 12% current rate)**.

**The buyer has to make the payment as under:**

Total cost of Flat including land cost is **Rupees.** \_\_\_\_\_ **plus GST .**

At the time of Agreement/booking	10% + GST 12%
Before Plinth	20% + GST 12%
Before 1 <sup>st</sup> Slab	15% + GST 12%
Before 2 <sup>nd</sup> Slab	15% + GST 12%
Before 3 <sup>rd</sup> Slab	15% + GST 12%
Before Roof Slab	15% + GST 12%
Before Masonry work +Plaster	5% + GST 12%
Before Tiling, door fittings & Painting	2% + GST 12%
On completion/before possession	1% + GST 12%

We certify that

- i. We have obtained necessary permission sanctioned for construction of flats in the said building from the competent authority; vide sanction no PMC 35/2017-18 dated 9<sup>th</sup> of January 2018.

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- ii. The construction of the building and the flat sold is carried out in accordance with the approval vide sanction No SGPDA/P/3109/115/17-18 dated 8<sup>th</sup> of November 2017
  - iii. We confirm that we have no objection what so ever to \_\_\_\_\_ mortgaging the flat as security for the amount advanced by the bank.
  - iv. The title of the said land and the building thereto is valid clear, marketable and free from all encumbrances.
1. We enclose Xerox copies of the building approval and planning permit
  2. We enclose Xerox copies of the approved building plan complete set including site plan and the key plan with the applicants flat shared in red.
  3. We have not borrowed from any financial institution for purchase of land or construction of building and have created or will not create any encumbrances on the flat allotted to him during the currency of the loan to be sanctioned by the bank to him
  4. We undertake to inform and give proper notice to co-operative Housing society/Maintenance society as and formed about the flat being so mortgaged.

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**Signature of Builders/Representative**