

To,

Dated:

You have expressed an interest in purchasing the unit being a Flat / Shop in the Vintage Residential and Commercial Complex (hereinafter to be referred to as the Building) situated at Verna, Salcette, Goa. Having inspected the Brochure and the Project layout Plans and the Floor Plans you have more particularly expressed an interest in the Flat / Shop No. _____ situated on the _____ Floor of the Building.

We hereby accept your offer to purchase the Flat / Shop as is hereunder specifically nominated and written on the express terms and conditions that are set out further in this Allotment Offer Letter.

The present Allotment Offer Letter is not to be construed as an Agreement to Sell or any such and other document intended to create any rights in favour of the Allottee. The Agreement to Sell shall finally determine the terms and conditions of the Sale of the allotted premises.

Specified hereunder is the allotment details and the agreed terms and conditions in terms of the consideration towards the allotted premises.

Type (Flat / Shop)	
Floor	
Car parking space if any	
Carpet area	
Exclusive balcony area	

PURCHASE CONSIDERATION

Price of the apartment _____ (excluding GST) Rs. _____

Add: SGST @ 6% Rs. _____

CGST @ 6% Rs. _____

Payment Installments

- 1 On Booking -----10%
- 2 on completion of plinth -----30%
- 3 On completion of 1st slab -----10%
- 4 On completion of 2nd slab -----10%
- 5 On commencement of Masonry ---10%
- 6 On completion of Roof slab -----15%
- 7 On commencement tiling ----- 8%
- 8 On Commencement of finishes---- 5%
- 9 On Intimation of completion -----2%

Total _____

Stamp Duty , Registration Fees and other Costs:

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

1) The amounts payable at the stage of execution of the Sale Agreement are:

- a) Stamp duty @ 2.9%: Rs. _____ ()
- b) Legal Charges: payable to the solicitor for the drafting, preparation and registration of Sale Agreement: Rs. _____ ()

2) The amounts payable at the stage of execution of the Sale Deed are:

- a) Stamp duty @ _____%:Rs. _____ ()
- b) Registration fees@ _____:Rs. _____ ()
- c) Legal Charges: payable to the solicitor for the drafting, preparation and registration of Sale Deed: Rs. _____ ()

On taking possession of the apartment, an amount of Rs. _____ (Rupees _____) is to be paid by you as a provisional contribution towards the first years share of

maintenance and other expenses to the entity/ association to be formed of all the home owners of Vintage Residential and Commercial Complex.

Terms and Conditions:

- (1) This Allotment Offer Letter is not to be construed as an Agreement to Sell. The Allotment Offer Letter shall merely serve as the precursor and as a document of intent and intimation and shall wholly defer to and be subject to the eventual execution of an Agreement to Sell between the Developer and the Allottee.
- (2) No binding obligations are created by virtue of the Allotment Offer Letter. Both, the Developer and the Allottee shall during the transitory period between the offer of Allotment and the execution of the Agreement to Sell, be at liberty to express their inability to or disinterest in resuming with the Agreement to Sell. In such an event that the allotment shall be reverted or declined, the token monies or advanced charges shall be refunded by the Developer to the Allottee after deducting the administrative charges of Rs.5,000/- (Rupees Five Thousand Only). The refundable amount shall not carry any interest.
- (3) The Developer reserves the right absolute to execute the Agreement to Sell with the Allottee; only subject to the strict adherence to the Schedule of Payments being maintained by the Allottee. Any breach or delay not effectively communicated by the Allottee or expressly acknowledged by the Developer in acquiescence shall entitle the Developer to rescind the Allotment Offer Letter.
- (4) Should the Allotment Offer be revoked by the Developer on account of breach of adherence to payments or failure to comply with the procedures and requirements pertaining to the execution and registration of the Agreement to Sell, the same shall be communicated by the Developer to the Allottee through Registered Post Acknowledgement Due. Similarly, the Allottee shall communicate to the Developer his intention to rescind the allotment by Registered Post Acknowledgement Due.
- (5) Under applicable laws, the Agreement to Sell is to be executed and registered before the Developer can accept from the Allottee any sum exceeding 10% of the purchase consideration.
- (6) Taxes applied by State and Central authority such as the GST, Stamp Duty are to be borne by the Allottee and the same shall be paid promptly when called upon to do so by the Developer. The Allottee is hereby made aware that notwithstanding the taxes, charges or cesses prevalent at the current instance, the Allottee shall

hold himself liable to pay the taxes, charges or cesses prevalent at the instance of being called upon to tender them.

- (7) It is agreed between the Developer and the Allottee that no individual Conveyances shall be executed. It is agreed that there shall be formed a Registered association or Co-operative Housing Society with all the Purchasers as it's members and the entire area developed as the project alongwith amenities shall be duly transferred to the said registered body. It is agreed that the member Purchasers shall contribute towards the Stamp duty and the Registration charges as also other miscellaneous charges including lawyers fees that may arise in the course of the execution of the Deed of Conveyance of the land to the registered body.
- (8) The Allottee agrees to pay the Society or Association formation charges inclusive of registration charges and lawyers charges towards the drafting and procedural compliances towards formation.
- (9) If the Allottee fails or neglects to execute and present the Agreement to Sell for registration within the time called upon to do so, the Developer shall not be liable or responsible for the non-registration of Agreement to Sell and for the consequences arising therefrom.

Our Bank Account Details for SWIFT / RTGS / NEFT transfers are as follows:

Account No.:

Bank and Branch:

IFSC:

Our PAN number is :

For Vintage Builders

(Zacarias Piedade Gomes)

Authorised Signatory

The following details as assured by you have been included in our records.

Name:

Contact No.:

PAN Card No.:

Aadhar Card No.:

PIO / OCI No.:

Email ID: