

Date: _____

To,

Sir,

Re: Allotment of the Commercial Unit with in the project 'Akar Sanjewels' at Margao, Salcete, Goa.

We acknowledge having received a sum of Rs. _____/- (Rupees _____ Only) towards part payment of the price consideration for construction and sale of Commercial Unit No. _____ admeasuring approximately _____ square meters of built-up area. This Commercial Unit is having carpet area of _____ square meters, exclusive balcony/verandah area of _____ square meters and exclusive open terrace area of _____ square meters; of the project 'Akar Sanjewels' to be constructed in the property situated in Chalta No. 14 of P.T. Sheet No. 239 of Margao City Survey, Martires Dias Road, Margao, Goa.

The total price of acquisition of the above Commercial Unit along with undivided share in the land shall be Rs. _____/- (Rupees _____ Only), break-up of which is as under:-

No.	Particulars	Amount
1.	Basic cost of the Commercial Unit along with undivided share in the land.	
2.	Towards maintenance of common amenities for the period of 1(One) year from the date of Occupancy Certificate, calculated @ Rs.1000/- per square meter of Carpet Area.	
3.	Towards expenses for legal documentation	Rs. 8,000
4.	Towards expenses for society formation	Rs. 5,000
5.	Towards expenses for Electricity Connection	Rs. 75,000
6.	Towards expenses for obtaining common water connection for the building	Rs. 10,000
7.	Towards expenses for common generator installation, calculated @ Rs. 5,500/- per square meter of Carpet Area	
3.	Towards Infrastructure Tax @ Rs.800/- per square meter of Built Up Area of the Commercial Unit.	
	Net Total:-	

Akar Creations Pvt. Ltd.

Corporate Off: 'Lake Plaza', Opp. Nehru Stadium, Fatorda, Margao, Goa 403 602.

Tel: +91 832 6729000 Fax: +91 832 6729222 | Email: info_goa@akarrealty.com

Mumbai Off: 203, Oberoi Chambers II, off New Link Road, Andheri(W), Mumbai 400 053.

Tel: +91 22 26740014/15 Fax: +91 22 26742268 | E-mail: info_mumbai@akarrealty.com

www.akarrealty.com

We have reserved the above described Commercial Unit, on the following terms and conditions:-

1. You shall execute the Agreement within a period of 15 (fifteen) days from the date of this Allotment and make the payment of the instalments as mentioned in such Agreement.
2. Final Deed of Sale transferring the above described Commercial Unit along with undivided share in the land shall be executed within a period of 15 (fifteen) days from the date of receiving communication from us informing you that Occupancy Certificate is received from the licensing authorities.
3. You shall pay all the outstanding dues, if any, on or before executing the final Deed of Sale.
4. Goods and Service Tax at applicable rate is payable separately.
5. The payment shall be made in the name of "Akar Creation Pvt. Ltd.", payable at Margao, Goa, and to be sent through normal banking channels or out of NRE/NRO/FCNR account.
6. This allotment shall stand cancelled in case of your failure to execute the Agreement/Deed within the above said period, in which case we shall refund you the amounts till then received after deducting therefrom the element of whatever Taxes and further deducting 15% of the amounts received from you towards our administrative expenses. Such net refundable amount shall be paid to you only after selling the above said Commercial Unit to any other prospective purchaser and upon receiving money from such purchaser sufficient to make refund to you.
7. Stamp duty and Registration Charges on the Agreement and/or the Sale Deed shall be borne and paid by you at the rates as may be prevailing at the time of execution of such document/s.
8. In the event any increase in any of the rates, taxes, duties and levies, or introduction of any new rates, taxes, duties and levies, same shall be borne and paid by you immediately on demand by us and/or from the concerned authorities.

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9. This allotment shall be valid for a period of 15 (fifteen) days only from the date of this letter.

Thanking you,

Yours faithfully,
For Akar Creations Pvt. Ltd.,

Authorised Signatory

SAMPLE

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