

Date:.....

ALLOTMENT LETTER

To,
Mr.

Mrs.

Address.....
.....

E-mail address:.....
PAN.....
Phone No.....
Mobile No.....

Dear Sir / Madam,
You have shown your interest in purchasing an Apartment/ Shop (details of Apartment/Shop are more particularly described herein below) in our project ‘CRESCENT’, situated at Chalta no.3,4,40,P.T. Sheet No.125, Mapusa, Bardez, Goa 403507. We have accepted your offer on following terms and conditions;

| APARTMENT PARTICULARS | |
|---------------------------------------|---------------|
| Shop No. | |
| Apartment No. | |
| Floor | |
| Carpet Area | ----- -sq.mt. |
| Usable Floor Area of Enclosed Balcony | _____ sq.mt. |
| Usable Floor Area of Attached Balcony | _____ sq.mt. |
| Usable Floor Area of Terrace | _____ sq.mt. |
| Total Usable Floor Area of Apartment | _____ sq.mt. |
| Covered Parking Space for 4 wheeler | Nos.-----, |

| TOTAL PRICE AND PAYMENT PLAN | |
|------------------------------|-----|
| Price of Apartment | Rs. |
| Price of covered car parking | Rs. |
| Agreement Cost | Rs. |

| PAYMENT SCHEDULE | | |
|--|----------------|--|
| On or before execution of agreement | 10.00% | |
| Within 2 Weeks after the Execution of Agreement | 20.00% | |
| On Completion of Plinth/ Basement top Slab | 10.00% | |
| on completion of 1st Floor roof slab | 7.50% | |
| On Completion of 3 rd Floor roof slab | 7.50% | |
| On Completion of 5 th Floor roof slab | 7.50% | |
| On Completion of Roof Slab above the topmost floor | 7.50% | |
| On completion of the walls ,Internal Plaster flooring, doors & Windows of the said Apartment/Shop | 05.00% | |
| On completion of sanitary fittings, staircases, lift wells, lobbies up to the floor level, of the said Apartment. | 05.00% | |
| On completion of external finishing, plumbing and terraces with water proofing | 05.00% | |
| On completion of the lifts, water pumps, electrical fittings of the said Apartment, Entrance Lobby, paving of any specified area and all other requirements as specified in the Agreement of sale. | 10.00% | |
| At the time of handing over of the possession of the Apartment/Shop to the Allottee on or after receipt of completion certificate, whichever is earlier | 05.00% | |
| Grand Total | 100.00% | |

| OTHER CHARGES PAYABLE BY ALLOTTEE | |
|---|--|
| Stamp Duty- % | |
| Registration Charges- % | |
| GST @ 12 % | |
| Legal cost, charges and expenses, Share money, application entrance fee of the Society, Charges for formation and registration of the Society, Deposit towards Water and other utility and services connection charges Deposits of electrical receiving and Transformer etc. | |
| <u>Total</u> | |

| AMOUNTS PAYABLE BY THE ALLOTTEE ON OR BEFORE DELIVERY OF POSSESSION OF THE APARTMENT TOWARDS PROVISIONAL MONTHLY CONTRIBUTION | |
|---|-----|
| 1) Outgoings of Society Buildings and Maintenance Deposit for 18 months. | Rs. |
| 2) Taxes applicable on Item No. 1 above. | Rs. |
| TOTAL | Rs. |

TERMS AND CONDITIONS:

- 1) Issuance of this non-transferable Allotment Letter to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s) until, firstly, the Allottee signs and delivers the Agreement with all the schedules (Copy attached) along with the payments due as stipulated in the above Payment Plan within 30(thirty) days from the date of this Allotment Letter; and appears for registration of the Agreement before the concerned Sub- Registrar as and when intimated by the Promoter. Till such time this will be presumed to be still at negotiations stage. This Allotment Letter is not meant or be treated or deemed to be as Agreement as contemplated under provisions of law.
- 2) If the Allottee(s) fails to execute and deliver to the Promoter Agreement within 30(thirty) days from the date of this Allotment letter and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter within the aforesaid 30 days, then the Promoter shall serve a notice to the Allottee by e-mail/by hand/by Post/by courier on the address given by the Allottee for rectifying the default, which if not rectified within 15(fifteen) days from the date of its receipt by the Allottee; application / Allotment of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection there with, including the booking amount / token amount shall be returned to the Allottee without any interest or compensation whatsoever.
- 3) Minimum token amount should be equivalent to Rs.1,00,000/- of the agreement cost, which shall be retained as interest free *bonafide refundable* deposit.
- 4) The payment shall be made within 7 days from the due date as per the payment Schedule above and interest as specified in Rules of RERA will be applicable on delayed payments.
- 5) If price of the Apartment is more than Rs. 50 lakh, then at the time of execution of Agreement the Allottee shall deduct an amount equal to 1% of total price of the Apartment as income tax, as mode of payment of price of the Apartment either in cash or by issue of cheque or draft or by any other mode. The amount towards price of Apartment paid by the Purchaser to the Promoter shall be treated as interest free deposit, till the Allottee delivers TDS certificate together with evidence of such payment.
- 6) Delay in GST payment by the Allottee, shall incur an interest @ 18%.
- 7) Delay in payment may cause delay in the completion of the project.
- 8) The amount towards price of the Apartment will be deposited in designated account as per RERA, 2016, and the details of the same are Account No. ".....", name of Account "....." and IFSC is "....." The cheque/NEFT/RTGS shall be paid in the said Account.

- 9) For the due amount towards GST cheque shall be drawn in favour of "....." In case no such separate cheque is drawn by the Allottee towards the GST, then whatever amount paid by the Allottee in favour of "....." shall be construed as payment towards price of the Apartment and as mentioned herein interest would be applicable on the amount delayed towards GST.
- 10) For the due amount towards other charges as mentioned above cheque shall be drawn in favour of "....."
- 11) If the Allottee made payment by NEFT/RTGS then he should immediately intimate to the Promoter.
- 12) Unless agreement is entered into by the applicant, no right of any nature is conferred or intended to be conferred by this Letter on the applicant.
- 13) All taxes, cess, charges or levies under any concerned statute shall be borne by the Purchaser, over and above price of the Apartment. The price of the Apartment mentioned in this letter and Agreement to sell for the purchasers who booked the apartments after 01/07/2017 are inclusive of additional cost in accordance with additional obligations under The Real Estate (Regulation and Development) Act, 2016 and accounts for the benefits to be passed on vide computation of estimated input credit tax and the promoter is under no obligation to make any further concessions in the above agreed price of the apartment.
- 14) The Purchaser has received the floor plan & specification, of the said flat at the time of booking and is not entitled to change the option confirmed above.
- 15) In case of cancellation for any reason whatsoever then the amount paid by the Allottee against the said booking shall be returned within 30 days from date of cancellation of booking.
- 16) By virtue of this Allotment letter the purchaser/Allottee hereby expressly admit, acknowledge and confirm that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained in any advertisement, brochure or website by promoters, its agents or Staff, other than such terms, conditions and provisions, as are contained or incorporated in this Allotment Letter; shall be treated as having induced the Allottee to accept this offer and this offer made and accepted by the Allottee by his free will and volition.

For Profile Developments (PROMOTER)

Mr.....

AuthorisedPerson/Senior Executive/Assistant Manager-Sales

sign: _____

I / We have read, understood and accepted the above mentioned contents, payment Plan, terms and conditions.

Allottee’sSignature

1) _____ 2) _____