

Date: _____

To,

Sir/Madam,

We acknowledge having received a sum of **Rs.**_____/ - (Rupees _____ Only) vide Cheque No. _____ dated _____ drawn on _____ branch of _____ Bank, towards part payment of the agreed total price consideration for sale of **Flat /Shop No.** _____ admeasuring _____ **square meters** of built-up area corresponding to _____ square meters of carpet area, of the Project “**AVR RAMNATH G. ALVE TOWERS**” being constructed in the Project Land surveyed under Chalta no.172 of P.T. sheet no.253 of Margao City of State of Goa.

The total price of acquisition of the above Flat/shop shall be **Rs.**_____/ - (Rupees _____ Only), break-up of which is as under:-

No.	Particulars	Amount
1.	Basic price consideration of the Flat along with proportionate share in the Project Land.	
2.	Towards Goods and Service Tax on the above mentioned basic price consideration [@ _____% thereof].	
3.	Towards Share capital, membership fee and share in expenditure involved in documentation, formation and registration of the Society.	
4.	Towards One time liquidated fee for maintenance and provision of common amenities for a period of _____ (_____) year from the date of obtaining first Occupancy Certificate or up to the date of formation of Society, whichever is earlier, calculated @ Rs._____/ - per square meter of super built-up area of the premises.	
5.	Towards Goods and Service Tax on the above mentioned maintenance charges [@ 18% thereof].	

6.	Towards Infrastructure Tax calculated @ Rs.____/- per square meter super built-up area of the Flat.	
7.	Towards Expenses involved in obtaining three phase electric connection for the Flat including security deposit.	
8.	Towards obtaining common water connection including security deposit, if any.	
9.	Towards Legal expenses in preparing and printing the Agreement.	
10.	Towards Goods and Service Tax on the above mentioned expenses at (7), (8) and (9) above [@ 18% thereof].	
	Net Total:-	

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

1. You shall execute necessary Agreement within a period of 15 (fifteen) days from the date of this Allotment letter, upon making further advance payment of Rs.____/- (Rupees _____ Only); and the balance to be paid as per the instalments to be stipulated in such Agreement.
2. All payments shall be made to and in favour of “M/s. **AVR REALTY**” Payable at Margao, Goa.
3. This allotment shall stand cancelled in case of your failure to execute the Agreement within the above said period, in which case we shall refund you the amounts till then received after deducting therefrom the element of whatever Tax and duties already remitted to concerned departments and further deducting 10% of the amounts received from you towards administrative expenses. Such net refundable amount shall be paid to you only after selling the above said premises to any other prospective purchaser and upon receiving money from such purchaser sufficient to make refund to you.
4. In the event any increase in any of the Taxes, Rates, Duties and levies, and introduction of any new levies, such increase or levies shall be borne and paid by you immediately on demand by us and/or from the concerned authorities.

5. Necessary Stamp Duty, Registration Charges and processing fees for execution of the necessary Agreement and/or Deed of Sale in respect of the above Flat shall be separately borne and paid by you.
6. This Allotment Letter shall remain valid for a period of 15 (fifteen) days from the date hereto as stated hereinabove.

Yours faithfully,
For M/s. **AVR REALTY**,

Partner/Authorised Signatory