

To  
Akshay Gadekar & Pooja Korgaonkar  
773/32, Alto Porvorim SO,  
Nr Vidhya Barathi, Porvorim  
Bardez  
Goa

20<sup>th</sup> July 2019

Subject: **Allotment Letter.**

Dear Madam/Sir,

We are pleased to allot you Apartment No. 301 in Block - A at our project Manglam's Casa Amora Phase III.

Description of the property: Manglam's Casa Amora Phase III at Kadamba Plateau, Old Goa

Flat No. : 301

Parking: Reserved Parking

Floor: Fourth Floor

Area of Apartment: 82 M2

Building No. / Name: Block A

Plot No.: 20/3-A

Street No. / Name : Kadamba Plateau

Locality Name : Bainguinim Old Goa Bypass Road

City Name: Old-Goa

Pin Code: 403402

The total consideration for this transaction is ₹ 47,00,000 /- (Rupees Forty Seven Lakhs Only).

This Consideration amount includes the following:

- 1) Club Membership Lifetime
- 2) Electricity Charges
- 3) Infrastructure Charges
- 4) Solar Heater Charges
- 5) Gas Pipe Line Charges
- 6) Agreement to sale @ 2.9%
- 7) GST @ 1%
- 8) Legal Charges
- 9) Maintenance and Security Deposit.

We hereby confirm that Unit No. G-002 and covered Parking has been rightfully allotted to you against the finalized commercials as per the annexure attached.

For any further Clarifications please feel free to call the undersigned on 788 788 6267 or email us at [lavson@manglamgroup.com](mailto:lavson@manglamgroup.com).

Thanking you in anticipation. As always with best regards.

Authorized Signatory.

Mr. Lavson Peterjohn  
DGM – Sales & Marketing

Place : Old Goa

Date : 20/07/2019

## Annexure

UNIT TYPE	2 BHK (BUDGET)
Carpet + Balcony/Utility Area (In Sq.Mtrs)	57.18
<b>Super Built-Up Area (In Sq.Mtrs)</b>	<b>82.00</b>
<b>Basic Cost</b>	<b>Rs. 39,99,796.00</b>
Car Park	Rs. -
Club Membership	Rs. 2,00,000.00
Electricity Connection Charges (@ Rs. 200.00 PSM)	Rs. 16,400.00
Infrastructure Charges (@ Rs. 200.00 PSM)	Rs. 16,400.00
Gas Pipe & Solar Heater System	Rs. 50,000.00
<b>Total Cost</b>	<b>Rs. 42,82,596.00</b>
GST @ 5%	Rs. 42,825.96
<b>TOTAL COST (INCLUDING GST)</b>	<b>Rs. 43,25,421.96</b>
Maintenance Security Deposit (@ Rs. 500.00 PSM)	Rs. 41,000.00
Regn	Rs. 1,24,195.28
Legal	Rs. 10,000.00
<b>OTHER CHARGES</b>	<b>Rs. 1,75,195.28</b>
<b>Total Cost</b>	<b>Rs. 45,00,617.24</b>

### Construction Linked Payment Plan

Particular	Slab %	
1. At the Time of Booking	10%	4,32,542.20
2. Commencement of Construction Work	10%	4,32,542.20
3. Upon Casting of Stilt Floor Roof,	15%	6,48,813.29
4. Upon Casting of Upper Ground Floor Roof,	10%	4,32,542.20
5. Upon Casting of First Floor Roof,	10%	4,32,542.20
6. Upon Casting of Second Floor Roof	10%	4,32,542.20
7. Upon Casting of Third Floor Roof	10%	4,32,542.20
8. Upon Completion of Brick Work,	10%	4,32,542.20
9. Upon Completion of Plastering work.	10%	4,32,542.20
10. Upon offer of possession	5%	2,16,271.10

Authorized Signatory.

Mr. Lavson Peterjohn  
DGM – Sales & Marketing