

Date: \_\_\_\_\_

To,

Sir,

**Re: Allotment of the Flat/Shop** \_\_\_\_\_ along with undivided share in the Project Land proportionate to the area of the said premises in the project '\_\_\_\_\_ at Verna, Salcete, Goa.

We acknowledge having received a sum of **Rs.**\_\_\_\_\_/ - (Rupees \_\_\_\_\_ Only) towards part payment of the price consideration for construction and sale of \_\_\_\_\_ **No.** \_\_\_\_\_ admeasuring approximately \_\_\_\_\_ square meters of built-up area corresponding to \_\_\_\_\_ square meters of carpet area, of the project '\_\_\_\_\_ to be constructed in the land being Plot B, surveyed under surveyed under No.21/2-L of Verna village, as also distinct and separated part of the said Plot No 11 of the entire property denominated as “ ‘**CUMBORDA**’, situated at Verna.

The total price of acquisition of the above \_\_\_\_\_ along with undivided share in the Project Land proportionate to the area of the said premises shall be **Rs.**\_\_\_\_\_/ - (Rupees \_\_\_\_\_ Only), break-up of which is as under:-

No.	Particulars	Amount
	Basic cost of the Flat/shop and with undivided share in the Project Land proportionate to the area of the said premises.	
	Goods and Service Tax at the applicable rate on the basic cost of the Flat/shop	
	Maintenance of common amenities for the period till_____, calculated @ Rs._____/ - per square meter	
	Infrastructure Tax @ Rs._____/ - per square meter area of the _____.	
	<b>Net Total:-</b>	

...2)

We have reserved the above described Flat/shop along with undivided share in the Project Land proportionate to the area of the said premises, 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 \_\_\_\_\_ 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. Fee of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) for the membership for the period of 04 (four) years from the date of its commencement, shall be separate.
5. The payment shall be made in the name of “\_\_\_\_\_”, payable at \_\_\_\_\_, Goa, and to be sent through normal banking channels or out of \_\_\_\_\_ 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 \_\_\_\_\_ 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.

...3)

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

Thanking you,

Yours faithfully,

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For **M/S SHRIGANESH BUILDERS & DEVELOPERS** sole Proprietary  
concern of Mr. **SAGUN VINAYAK PARKER**