

PALMEIRA CONSTRUCTIONS

737, Ganapoga, Raia, Salcette Goa, 9767881350, 89850948604

Off: Near State Bank of India, Santemol, Raia, Salcete Goa.

e-mail: freddy_palmeira@yahoo.co.in

ALLOTMENT/OFFER LETTER

Date :

To,

Mr./Mrs. _____

You have shown an interest in purchasing the Apartment, described below in our Project known as "Chrysanthemum Fatorda" under construction in the Property is surveyed under Chalta No.18 of P.T.Sheet No.30 of Margao City Survey.

We have accepted your offer subject to the terms and conditions herein and subject to the execution by us and you the Offer Letter and or the Sale agreement in respect of the Apartment and the terms and conditions thereof subject to all the applicable laws, rules and regulations.

The Purchase consideration for the apartment as finally agreed between you and our Firm is as follows:

PARTICULARS OF THE APARTMENT

Type	
Floor	
Building No.	
Covered Car Parking space No.	
Built up area	_____ m2 (equivalent to _____ sq.ft)
Carpet area	_____ m2 (equivalent to _____ sq.ft)
Exclusive Balcony/Varandah area	_____ m2 (equivalent to _____ sq.ft)
Exclusive Open Terrace Area	_____ m2 (equivalent to _____ sq.ft)

PURCHASE CONSIDERATION

Price of the Apartment " (excluding GST)	Rs.
Price including GST	Rs.

STAGE OF PAYMENT SCHEDULE

(i)	On Booking/Advance	10%
	On completion of Stilt/Plinth	10%
	On completion of First Slab	10%
	On completion of Second Slab	10%
	On completion of Third Slab	10%
	On completion of Fourth Slab	10%
	On completion of Roof Slab	10%
	On completion of Masonry	10%
	On completion of Internal Plaster	5%
	On completion of External Plaster	5%
	On completion of Floor Tiling	5%
	On completion of/O.C.	5%
	Total	

Stamp Duty, Registration Fees and other costs:

(1) The amounts payable at the time of execution of the Sale Agreement are

(a) Stamp Duty @ 2.9% Rs. _____/- (Rupees. _____ Only)

(b) Infrastructure Tax @ _____ per m2 of the Built-up area.

(c) Advance Payment of Rs. _____/- (Rupees. _____ Only)

(d) GST of Rs. _____/- (Rupees. _____ Only) @ 1%/5% on advance payment made.

(2) On taking possession of the apartment

(a) Balance Stamp Duty @ _____Rs. _____/- (Rupees. _____ Only)

(b) Registration Fees Rs. _____/- (Rupees. _____ Only)

(c) Legal Charges that is payable to the Advocate for drafting of the Offer Letter, Agreement for Sale and the Sale deed is Rs. _____

(d) Incidental Charges

(e) Society formation and registration charges of Rs. _____

(f) House tax, water connection and electricity connection is Rs. _____

(g) Maintenance contribution for three years is Rs. _____ is to be paid by you as a provisional contribution towards the one year share of maintenance and other expenses to the entity/association to be formed of all the premises owners in of "Chrysanthemum Fatorda" PROJECT.

(3) Other Terms and Conditions

- (a) This allotment/offer letter does not create a binding obligation on you or on us and shall not be treated or deemed to be an agreement as contemplated under provisions of law. In the event of your or our inability or unwillingness to enter into the Sale Agreement, all token payment, advances or other amounts paid by you shall be treated as refundable deposit and shall be refunded to you in full but without interest within 30 days of notification from you or us in respect of the refund.
- (b) The purchase consideration and the schedule of payments specified in this Allotment/Offer Letter have been agreed by you and our Firm on the expenses understanding that all amounts shall be paid to our Firm punctually on or before the due dates specified herein.
- (c) TDS under Sec.194(IA) is to be deducted by you from each of the payments made to our company towards the purchase price and the TDS certificate is to be sent to our company within 7 days of each such deduction being made by you or as specified under I.T.Act, 1961, whichever is earlier.
- (d) Under applicable laws, before the Sale Agreement is executed and registered, our firm can accept from you any payment exceeding 10% of the purchase consideration.
- (e) You shall at your own initiation, cost and expenses, present and lodge the Sale Agreement as well as the Sale Deed for registration with the Sub-Registrar and admit execution of the same and we undertake to come to admit the execution thereof.
- (f) If you fail or neglect to execute, present and lodge the Sale agreement and or the Sale Deed for registration we will not be liable or responsible for the non-registration of the Sale agreement and or the Sale Deed and for the consequences arising therefrom.
- (g) We are not responsible in any manner for any change/postponement/cancellation of the scheduled dates and time for registration of the documents or for any revised estimation/adjudication of the apartment by the Sub-Registrar for the purpose of levy of stamp duty.

- (h) All statutory impositions such as GST, TDS, Stamp Duty, Registration Fees and any other imposition(s) by whatever name called that might become applicable shall be promptly paid by you at the required time(s) and as per the state/central government rates prevailing/applicable on the date(s) when the payment of such impositions is to be made to the concerned authorities.
- (i) The currently prevailing rates of these impositions as specified in this Offer/Allotment Letter are subject to revision by the concerned authorities.
- (j) Our Bank Account details for SWIFT/RTGS/NEFT transfers are as follows

Pan Card No. _____

M/s Palmeira Constructions through its proprietors

(1) _____

(2) _____

I have accepted the Offer/Allotment Letter in acceptance of the terms and conditions herein

Name: _____

R/Address

Mobile No. _____

Pan Card No. _____

Pan Card No. _____

Email address _____

PIO/OCI Card No. _____

Signature