



# M/s. KASHINATH DAMODAR NAIK

(ISO.22000:2005 Certified)

CD Fountainhead, Murida, Post : Fatorda - 403602, Salcete, Goa.

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E-mail : kdnaik@cdhomes.com

## ALLOTMENT OFFER LETTER

\_\_\_\_\_, 2022

To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

You have shown an interest in purchasing the Flat, described below, in our development known as "K D NAIK" under construction by our Firm on the property bearing Survey No. 100 Sub Div 7-B of village Davorlim, situated at Davorlim Salcete Goa .

We have accepted your offer subject to the terms and conditions herein and subject to the execution by our Firm and you of the Sale Agreement in respect of the Flat Premises and the terms and conditions thereof, and subject to all applicable laws, rules and regulations.

The purchase consideration for the aforesaid Flat as finally agreed between you and our Firm is as follows:

### PARTICULARS OF THE SHOP/OFFICE

Type:	FLAT
Floor:	FLOOR
Building :	K. D. NAIK
Covered car parking space no.:	
Built up area	sq. mts. (equivalent to _____ sq. ft.)
Carpet Area	sq. mts. (equivalent to _____ sq. ft.)
Exclusive balcony/Varandah area	sq. mts. (equivalent to _____ sq. ft.)
Exclusive Open Terrace area	sq. mts. (equivalent to _____ sq. ft.)

### PURCHASE CONSIDERATION

Price of the Flat '_____' (excluding GST)	Rs. _____
Add: GST @ 12%	Rs. _____
Price including GST	Rs. _____

*K.D. Naik*

### STAGE PAYMENT SCHEDULE

(i)	On Booking/Advance	20 %
(ii)	On Completion of Stilt /Ground	20%
(iii)	On completion of First Slab	10%
(iv)	On completion of Roof Slab	10%
(v)	On Completion of Masonary	10%
(vi)	On Completion of Plastering	10%
(vii)	On completion of Floor Tiling	10%
(viii)	On Completion of Painting	5%
(ix)	On Completion/O.C.	5%
	<b>TOTAL</b>	

#### **Stamp Duty, Registration Fees and other costs:**

1) The amounts payable at the stage of execution of the Sale Agreement are:

- Stamp duty @ 2.9%: Rs. \_\_\_\_\_ (Rupees .....only).
- Infrastructure Tax @ Rs. 200/- per m2 of the Built up area .
- Advance payment of Rs. \_\_\_\_\_/- (Rupees ..... only)
- GST of Rs. .... (Rupees ..... only) @1 % on advance Payment made.

2. On taking possession of the Flat,

- Balance Stamp duty @ \_\_\_\_%: Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_).
- Registration fees @ \_\_\_\_%: Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_).
- Legal Charges: Rs. .../- (Rupees .....only)
- Incidental charges of Rs. ..../- (Rupees .... only)
- Society Membership & other charges Rs. .... (Rupees ..... only)
- House Tax, Water Connection & Electricity Connection charges Rs. ..../- (Rupees ..... only)
- Maintenance contribution for three years Rs. ..../- (Rupees ..... only) along with GST 18% is to be paid by you as a provisional contribution towards the three year's share of maintenance and other expenses to the entity/association to be formed of all the premises owners in of K D NAIK .

#### **Other terms and conditions:**

1. This Allotment Offer Letter does not create a binding obligation on you or our Firm and shall not be treated or deemed to be an agreement as contemplated under provisions of law. In the event of your or our Firm's inability or unwillingness to enter into the Sale Agreement, all token payment, advances or other amounts paid by you shall be treated as a refundable

*Handwritten signature*



Deposit and shall be refunded to you in full but without any interest within 30 days of notification from you or us in respect of the refund.

2. 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. In the event of late / delayed payment of any of the instalment(s).

3. Under applicable laws, before the Sale Agreement is executed and registered , our Firm can accept from you any payment exceeding 20% of the purchase consideration.

4. You shall at your own initiation, cost and expenses, present and lodge the Sale Agreement for registration with the Jurisdictional Civil cum Sub-Registrar and admit execution of the same within the time limit prescribed under the Registration Act and therein and our Firm undertakes to make its duly authorised signatories available to admit the execution thereof.

5. If you fail or neglect to execute, present and lodge the Sale Agreement for registration within the aforesaid time for any reason whatsoever, our Firm shall not be liable or responsible for the non-registration of the Sale Agreement and for the consequences arising there from.

6. Our Firm shall not be responsible or liable, in any manner, for any change / postponement / cancellation of scheduled dates and time for registration of the documents or for any revised estimation /adjudication of the Flat documents by the Civil cum Sub-Registrar for the purpose of levy of Stamp Duty.

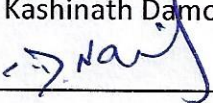
7. All statutory impositions such as GST, TDS, Stamp Duty, Registration fees and any other imposition(s) by whatever name called that might become applicable shall be promptly paid by you at the required time(s) and as per the State/Central Government rates prevailing on the date(s) when the payment of such impositions is to be made to the concerned authorities. The currently prevailing rates of these impositions as specified in this Allotment Offer Letter are subject to revision by the concerned authorities.

Our bank account details for SWIFT/RTGS/NEFT transfers are as follows:

\_\_\_\_\_  
\_\_\_\_\_

Our PAN no. is:

Sincerely, For M/s Kashinath Damodar Naik .

  
\_\_\_\_\_  
Partner

You have notified our Firm of the following details and have countersigned this Allotment Offer Letter in acceptance of the terms and conditions herein.

Your name : \_\_\_\_\_ Contact No. : \_\_\_\_\_

PAN Card No.: \_\_\_\_\_ Aadhar Card No.: \_\_\_\_\_

PIO/OCI Card No.: \_\_\_\_\_ Email ID : \_\_\_\_\_

Address : \_\_\_\_\_

Countersigned by Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Cc to: M/s K.D. Naik

