To,
Mr. Bipin Mangeshkar
Mardol, Goa

Date: 27 Feb 2018

Sub: Quotation for purchase of flat (Revised/Discounted)

Greetings from Saad Infrastructure India Pvt ltd.

We are happy to offer you a premium residential apartment with best fittings at flat no AS2 Saad Samruddhi in farmagudi, Ponda Goa.

Also please find the attached offer for detailed breakdown of payments.

Thanking You
Yours Faithfully

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Special Offer for Purchase of Premium flat for Mr. Bipin Mangeshkar	2 BHK Flat	**BS1**
Apartment Built Up Area (m2)	**SBA**	121.7
Market price		44000
1/3 terrace + SBU 3rd Floor	**Total SBA**	121.7
Special Price including 12% GST		**43,000**
Basic Cost (Rs.)	Rate * SBA	₹5,233,100.00
Legal Expenses (Rs.)	Agreement/Deed	₹8,000.00
Stamp Duty & Registration Charges at the time of Agreement (2.9%) (Rs.)	2.9% (Basic+Other)	₹151,759.90
Total Registration Charges		₹159,759.90
Other Charges		
Electricity Connection Expenses (Rs.)	To be paid during possession	₹50,000.00
Water Connection Expenses (Rs.)		₹15,000.00
Society Formation Expenses (Rs.)		₹7,500.00
Club House Membership (for 4 years)(Rs.)	**To be deposited after possession**	FOC
Maintenance of building till year 2021 (Rs 1000/ sq mt)		₹121,700.00
Covered Car Parking	**1 Car Parking**	**Free**
Total Other Charges		₹194,200.00
Other Taxes		
Infrastructure Tax @ Rs. 200 or 600/m2of Built Up Area(Rs.)	To be paid during Agreement	24340
Total Taxes Payable		₹24,340.00
Grand Total		**₹5,611,399.90**

Payment Schedule		
Installment	**Description**	**Percentage**
1	**Booking Amount & signing of Agreement**	25%
2	**On completion of plinth**	15%
3	**On completion of Below floor slab**	15%
4	**On completion of Roof floor Slab**	15%
5	**On completion of Masonry & Plastering**	10%
7	**On completion of electrical, tiling & plumbing**	15%
8	**On completion or Handover**	5%
	Total	100%

Specification:

RCC: The skeleton of columns, beams and slabs shall be of Reinforced cement concrete, which consists of high quality steel rods, cast along with M20 grade of concrete.

Walls: The external walls are made up of laterite stone blocks/concrete blocks, coated with a double layer of sand faced cement plaster and rain proof paint. The internal walls are made up of clay bricks, coated with a single layer of sand faced plaster and rendered with cement plaster, primer and paint.

Woodwork Fittings: All fittings such as handles, tower bolts and hinges will be of brass/S S Steel. Mortise locks on all bedroom doors.

Electrical fittings: All wiring will be multi-strand, fire resistant, double insulated and concealed. 3-phase power will be provided, along with adequate number of light points, fan points, power points, switches and sockets in each room. AC points in all the bedrooms and in the living room. (lampshades and fans shall not be provided)

Sanitary fittings: The entire plumbing system will be completely concealed. All sanitary fittings such as faucets and taps, shall be of premium brands like Jaquar, ESSES, Kerovit, Hindware, Parryware etc. and washbasins, Toilet will be of ceramic with White as the base colour.

Kitchen Platform: The kitchen platform shall be of polished black granite with a wall tile backdrop (2ft height) . A Single bowl (medium size) sink shall be provided along with hot & cold mixer taps. Built in power sockets for fridge, microwave/oven, hob and washing machine shall be provided. Plumbing provision for washing machine shall also be provided. (Appliances etc not provided)

Paint: Exterior surfaces shall be painted with weatherproof paint and the interior surfaces with acrylic emulsion.

Swimming pool: It shall be of Reinforced cement concrete and having high rate filter systems.

Gardens: The lawns and gardens are professionally landscaped and tended. The garden pathways will be paved

Water Supply: The water supplied by Government’s Water Dept. will be stored in underground tanks. It will be supplied to all the units from an overhead tank through CPVC pipes.

Tentative List Of Fixtures

	Particular	Fittings	Series/Type
		Brand	
Tiles	Wall Tiles	Kajaria	Vitrified
	Floor Tiles	Simpolo/Kajaria	Vitrified
	Kitchen Tiles	Simpolo/Kajaria	
	Bathroom Floor	Kajaria	Ceramic Mate
	Kitchen Top	Granite	Jet/Comm Black
	Sink	TBD	SS Steel
Bath fittings	All per Annexture	Jaquar	Fonte Series
	Plumbing	Prince/Astral	UPVC,PVC, SWR
Doors	Main Door	TBD	Teak Wood
	Bedroom Doors	TBD	Blockboard
	Bathroom Doors	Davidsafe, others	FRP
	French doors	Fabtech	Glass + Grill
	Balcony railing	Om Sai Fab	MS Steel
	Windows	TBD	Glass + Grill
Electrical	Wires	Anchor, Vgaurd, Gratewhite	FR PVC
	Switches	TBD	TBD
	Boxes	Anchor	

TBD: To be decided

The above list is tentative and subject to availability, price changes and market conditions.

Terms & Conditions

1. Bookings once made cannot be altered/cancelled/changed
2. RERA conditions & Terms are applicable.
3. Any modification or additional fittings will be charged extra as per market rate or rate schedule decided for project
4. Deviation in actual carpet area may be compensated to/from builder as per RERA rules upon completion of project
5. Changes in GST rates are applicable at actual basis
6. In case of booking cancellation prior to agreement, the purchaser is liable to pay Rs. 3,50,000 as Earnest Money Deposit or 10% of booking amount, whichever is higher, towards holding the flat out of market, Admin and Legal cost.
7. The rates are non-negotiable and for immediate payment. Any delay in payments may increase the rates.
8. The rates and offer may vary from time to time and person to person, based on schedule of payment etc.
9. The offer is non-transferable, Subject to change and Force Majeure

Account Name: Saad Infrastructure India Pvt. Ltd.

Account Number: 36556700515

IFSC Code SBIN0000557

Current Account