

M/S. VIDHI CONSTRUCTION
H. No. M/7, Culwado Cuncolim, Salcete, Goa – 403703

Date: // //2023

To,

Dear Sir & Madam,

Sub: Allotment Letter

1. You have agreed to purchase from us and we have agreed to sell to you the above cited Flat at or for the total price of Rs. _____/- (Rupees _____ Only).

We confirm having received Rs. _____/- (Rupees _____ Only).

Total Amount payable is as follows:-

- a) Payable on execution
of Agreement for Sale : Rs. _____/-*
- (*) Additional GST shall be applicable on above amounts.

2. In case you commit default in payment of any instalment as mentioned above, this letter of allotment shall stand automatically cancelled.
3. Without prejudice to our rights mentioned above, if any of the above instalments are not paid within 15 days of the due date, interest at the rate of 18% per annum will be charged from the date of instalment is due, till the date it is paid. Should you fail to make payment within 60 days the Developers reserve their right to terminate your allotment, forfeit the Earnest Money paid by you and allot the said Flat to any other person.
4. You shall, before possession, execute a formal Agreement for sale in respect of the above Flat as and when called upon. The Agreement of Sale shall be in the standard format as given by RERA. All Terms and Conditions of such an Agreement will be binding upon the parties. Stamp duty and Registration charges liability shall be borne by the purchasers.

5. The possession of the aforesaid Flat shall be given to you on the date to be stipulated in the Agreement.
6. You shall, along with the other Apartment/Premises purchasers execute an Agreement with a Management Agency approved by the Developers as may be formed, at the sole satisfaction of the Developers.
7. In addition to the above said consideration you shall also bear and pay the following further allotments and charges:
 - a) Stamp duty and Registration charges towards execution and registration of the Agreement to Sale.
 - b) Society formation charges
 - c) Electricity Deposit
 - d) Legal Charges
 - e) Infrastructure Tax
 - f) maintenance Charges
 - g) GST as per current Govt. levies
 - h) Any other incidental charges
8. You shall also within the prescribed period lodge the said Agreement for sale for Registration and complete all formalities for registration. In the event that you fail to execute the agreement within 7 days from the date of call from the Developers, then the allotment shall stand revoked and the amounts paid to the Developers shall be forfeited.
9. In case of cancellation of booking by you, you shall be liable to pay a cancellation charge of 20% of monies received from you up to date of cancellation, and refund will be subject to re-sale of the unit and/or at the sole discretion of the Builder/Developer/ Seller. (The same is subject to change as per company policy).
10. Kindly confirm by signing the duplicate hereof in token of your acceptance of the above terms and conditions.

Authorized Signatory

We confirm the contents of this letter