

ALLOTMENT LETTER -FRANGIPANI VILLAS

REF NO: GRECP/ ____/ MKT/ MR. ____/ ____

DATED: __/__/201__

To,
Mr. _____,

_____.

Dear Sir,

We hereby agree to allot you Villa _____ Bearing No. __ / __ BHK -at "Aldeia De Goa" Phase II- FRANGIPANI, situated at Bambolim, Tiswadi Taluka, Goa admeasuring ____ sq.ft built up area on a plot size of ____ sq.mtrs. for a total consideration of Rs _____/- (Rupees _____ only).

1. Incase you commit default in payment of any installment this letter of allotment shall stand cancelled after giving 30 days notice, in which event the earnest money deposit payable by you to us shall stand forfeited and other installments if any paid by you to us shall be returned by us without any interest and we shall be entitled to allot the said Villa to any other person.
2. Without prejudice to our rights as mentioned herein above if any of the installments are not paid within stipulated time, interest at the rate of 18% per annum will be charged from the due date of such installments till the date of payment.
3. You shall, in the same format as shall be executed with other purchasers before possession, execute a printed agreement for sale of villa as and when called upon by us and it is provided that provisions of the printed agreement for sale will be treated as provided herein.

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4. In addition to the above said consideration, you shall also bear and pay the following further amounts and charges at the time of executing Agreement for Sale/Deed of Sale:-

- (i) Stamp duty and registration charges as applicable.
- (ii) Deposit for the maintenance, management and upkeep of Infrastructure and central areas & facilities @ Rs. ____/- per sq. mtr. (one time or as applicable)
- (iii) Rs. ____/- per villa towards organization and registration of a corporate Body or association or society (or as applicable) of all the purchasers.
- (iv) Transfer fee levy of Rs. ____/- per sq.mtr. in case, you decide to sell the property or transfer the same.
- (v) Legal Charges Rs. ____/- (or as applicable).
- (vi) G.S.T. at the rate as applicable based on Government Orders.
- (vii) Any other levies/taxes/duties/fees as notified by Government of India /Government of Goa/Local Panchayat Body which may be in force or which may be notified by the Government with retrospective effect.
- (viii) Any charges for any additional services being provided e.g. Car park/TATA sky/Cable network / electricity deposit etc.

5. In case of cancellation of booking / allotment, booking amount will stand forfeited. (Also refer para 5 of application form)

6. We confirm having received from you a sum of Rs. ____/- against total consideration of Rs. ____/-. Kindly confirm by signing the duplicate hereof in token of your acceptance of above terms and conditions.

7. 1% TDS to be deducted from each installment.

Kindly confirm by signing the duplicate hereof in token of your acceptance of above terms and conditions.

Thanking you,

Yours faithfully,

For GOAN REAL ESTATE & CONST. PVT LTD.

I/WE CONFIRM

AUTHORIZED SIGNATORY

SIGNATURE OF PURCHASER

