

(on the letter head of Nanu Estates Private Limited)

Ref.: NEST/HO/Allotment/Privy/2020.

Date: _____

To,
Mr./Mrs. _____

Dear Sir/Madam,

Sub: Allotment Letter for Flat No. _____, Building _____ in the project 'Sapana Privy' at Marlem-Borda, Margao, Goa, in the property bearing Chalta No. 67 of P. T. Sheet No. 175 of Margao City Survey.

We acknowledge having received a sum of Rs. _____/- (Rupees _____ Only) vide Cheque No. _____ dated _____ drawn on _____ branch of _____ Bank, for which we have issued Receipt No. _____ dated _____ as Earnest Money Deposit for the Flat No. _____ on _____ floor of the Building _____ in the project 'Sapana Privy' situated at Marlem-Borda, Margao, Goa, for the total price consideration of Rs. _____/- (Rupees _____ Only).

Area of the above said flat is as under:-

_____ square meters of carpet area (calculated as per The Goa Land Development and Building Regulations, 2010)

_____ square meters of carpet area calculated as per The Real Estate (Regulation and Development) Act, 2016,

_____ square meters of super built-up area.

The dimensions as mentioned in the approved plans, brochure of the Project and in the plan forming part of the Agreement/Deed are without considering the carpet area to be covered by the plaster of internal walls and plaster on internal side of external walls; consequently, there is likely to be reduction in the carpet area depending upon the thickness of plaster of the walls.

We have provisionally reserved the above said flat on the following terms & conditions subject to realization of the cheque. The flat will have parking in the basement.

Sr. No.	Payment Schedule	Instalment Amount (Rs)	Total (Rs)
1	Earnest Money Deposit		
2	Payable on or before _____.		
3	Payable on or before _____.		
4	Payable on or before _____.		
	Total		

Other Amounts to be borne by you against the above said flat are as follows:-

1. Stamp Duty, Registration charges & incidental expenses towards drafting Agreement and/or Deed of Sale, as applicable.
2. Rs._____/ - towards Society Formation Charges & maintenance deposit.
3. Rs._____/ - towards Society Membership.
4. Lump sum of Rs._____/ - towards providing electrical connection to the Project as per the Regulations of Joint Electricity Regulatory Commission, as may be notified from time to time.
5. Rs._____/ - towards reimbursement of Infrastructure Tax paid to the Government.
6. Rs._____/ - towards Legal Charges.
7. Electrical charges for the flat from the date of connection, as per the electricity bills.
8. House Tax from the date of first levy, as may be demanded by the local authority.
9. GST as may be applicable on all above mentioned items.
10. Increase in the applicable rates of taxes or introduction any new rates, taxes and levies as may be demanded/imposed by the Government or quasi- government or other competent authorities.

In case of cancellation/termination of this transaction, the amount of Rs.50,000/- (Rupees Fifty Thousand Only) towards liquidated administrative expenses, and GST & other taxes would be deducted and the balance amount would be refunded without any interest thereon.

All the above payments should only be made in the name of 'NANU ESTATES PRIVATE LIMITED', Margao, Goa.

Please note that the payment schedule as stipulated herein above is the essence of this transaction and any default in the payment schedule will entitle us to terminate this transaction.

This Allotment shall be valid for a period of 15 (fifteen) days only and within the said period you are required to visit us for execution of necessary document/Indenture.

Yours sincerely,

For **Nanu Estates Private Limited,**

Director

Received and Accepted
