

II. STAMP DUTY & REGISTRATION CHARGES

Sl. No.	Heading	Particulars
1.	Total Stamp Duty Payable	
	Sale Consideration upto 50 lakhs	3.0% of Sale Consideration
	Sale Consideration of 50 lakhs – 75 lakhs	3.5% of Sale Consideration
	Sale Consideration of 75 lakhs – 1 crore	4.0% of Sale Consideration
	Stamp Duty Payable Prior to Registration	
	On Sale Consideration upto 50 lakhs	2.9% of Sale Consideration
On Sale Consideration of 50 lakhs – 75 lakhs	2.9% of Sale Consideration	
On Sale Consideration of 75 lakhs – 1 crore	2.9% of Sale Consideration	
	NOTE: Balance stamp duty of 0.1%, 0.6%, or 1.1% will be payable prior to possession.	
2.	Registration Charges Payable Prior to Registration	
	Sale Consideration upto 50 lakhs	2.0% of Sale Consideration
	Sale Consideration of 50 lakhs – 75 lakhs	2.5% of Sale Consideration
	Sale Consideration of 75 lakhs – 1 crore	3.0% of Sale Consideration
<i>Infrastructure Charges, advance maintenance, society formation charges and other charges as stated in the agreement.</i>		

TERMS AND CONDITIONS

- Condition Precedent to Registration of the Agreement for Sale** – The Allottee(s) shall pay to the designated account of the Promoter, the following sums – (i) 2.9% of the Sale Consideration towards stamp duty; (ii) applicable amount towards registration fees in accordance with table above and; (iii) a sum of ₹ 8500 (Rupees Eight Thousand Five Hundred Only) towards costs and expenses associated with procuring registration, prior to being eligible for registration of the Agreement for sale. Further, the Allottee(s) shall also deduct and remit TDS @1% of the installment paid no less than 5 (five) days prior to scheduled date for registration of the agreement for sale.
- Subject to Allottee(s) fully performing the conditions stated above, payments made by cheque being realized in full, and agreeing to make and making timely payment of amounts due, the Company hereby allots the Unit to you. Time is of the essence of this allotment. The basic sale consideration for the apartment is escalation free. Provided however, you agree to bear and pay all increases on account of revisions in applicable taxes, levies, duties or other related charges.
- If advance amounts, not exceeding 10% of the Sale Consideration, are paid by cheque or other instrument that is subject to realization, this confirmation is conditional upon realization and funds being credited to the Company's account no later than 15 August 2018.
- If you do not** - (a) pay applicable advances in accordance herewith, and (b) strictly perform all the conditions set out in Clause 1; and (c) ensure registration of the agreement for sale within 90 (ninety) days from the date of the email dispatched by the Company confirming allotment of the Unit, this allotment shall stand cancelled automatically and the Company shall be at liberty to re-allot/sell the Unit to a third party without reference to you. Upon such cancellation, you may request for re-allotment of an apartment unit in the project, subject to applicable charges and costs. Company does not guarantee nor assure you that apartment/residential flat/unit allotted herein shall be available for re-allotment.

5. **If allotment herein is cancelled for any reason prior to registration of the agreement to sell, you agree to forfeit in the Company's favour, an amount of ₹ 100,000 (Rupees One Lakh) from any refund payable to you.** Further, amounts paid by the Company on account of applicable Goods and Services Tax cannot be refunded, having already been paid to the government. The balance amount, if any, shall be refunded to you, without interest, within 60 (sixty) days of final confirmation of cancellation and/or termination of this allotment. Consequent to such cancellation, the Company will be at liberty to sell the apartment to any other person.
6. The payment plan has been communicated to you and forms a part of Annexure – A as well. This payment plan will also be included as an annexure to the agreement of sale, and you agree to make payments strictly in accordance with that plan.
7. Possession will only be handed over after the project receives an Occupation Certificate or such other certificate, by whatever name called, as prevalent under applicable local laws and registration of the deed of conveyance, whichever is later. If you do not to pay all installments, costs, and charges due and payable as a pre-condition to handing over possession of the Unit, Company is entitled to refuse handover until all dues are cleared, without prejudice to any other rights and/or remedies available to the Company in this regard.
8. Allotment and location of parking space(s) will be made by the Company in accordance with its procedure. Allottee(s) shall not be entitled to demand allotment of a particular parking space or seek preference in such allotments.
9. This allotment letter is neither transferable nor assignable, without our prior written consent and upon payment of such administrative charges as may be specified by the Company. You also confirm and declare that that all KYC (know your customer) information furnished to the Company in Annexure – A is accurate and up-to-date.
10. These terms and conditions shall be deemed to be an integral part of the duly executed and registered agreement for sale. Any and all disputes in relation to this allotment letter shall be referred exclusively to the jurisdictional Real Estate Regulatory Authority, for resolution in accordance with applicable procedure.
11. This allotment letter is effective from the date on which it is dispatched to you and will be deemed to have been received and agreed upon in its entirety within 10 (ten) days from the date of dispatch. Your failure to perform your obligations hereunder entitles the Company to exercise its rights set out in Paragraph 4 and Paragraph 5 above.

I/We have read and understood the conditions on which this allotment letter is being issued and agree to be bound by these conditions in consideration of being allotted the Unit.

For **Provident Housing Limited**

(Authorized Signatory)

Allottee(s)

Date:

Place: Bambolim, Goa