

M/S. COMFORT LIVINGS

REAL ESTATE DEVELOPERS AND CONSULTANTS

REGD OFF: GR. FLOOR, CHURCH SIDE MANSION, NR. CHURCH, MAPUSA, BARDEZ, GOA.

www.comfortlivingsgoa.com

Kevin.braganza26@gmail.com

Date: //2022

To,
Mr/Ms. _____,

Dear Sir/Ma'am,

Subject: **Allotment Letter**

Ref: "Apt. No ____", on the ____ floor, at "AMARA by Comfort Livings", at Survey No. 85/19 of Village Verla Survey Records, Verla, Bardez - Goa.

We are pleased to allot the above mentioned Residential 2BHK Apartment "____" on the _____ Floor in our project "AMARA by Comfort Livings", at Verla, Bardez - Goa. The Residential Apartment and the payment schedule details are mentioned below for your reference and records.

PROJECT: "AMARA by Comfort Livings", at Survey No. 85/19 of Village Verla, Bardez - Goa

Project Address: Near Ground, Sateri Nagar, Verla, Bardez – Goa.

Apartment No: “___”, _____ Floor, 2BHK

AREA OF SALE: Apartment- _____ sq.mts (super built up), built up area _____ sq.mts., Carpet Area – _____ sq.mts, Balcony carpet area – _____ sq.mts

PRICE: Apartment Area _____ sq.mt - Rs. _____/-
GST @ % - Rs. _____/-
Sinking Fund @ Rs. _____/- per sq.mtr - Rs. _____/-
Maintenance Deposit - Rs. _____/-

Total - Rs. _____/-

PAYMENT SCHEDULE:

Installment	Description	Percentage	Amount (Rs. _____)	GST @
1 st	Booking Amount	10%		
2 nd	On signing of Agreement	20%		
3 rd	On completion of Plinth of the Block in which the apartment is located	15%		

4 th	On completion of Second floor slab	15%		
5 th	On completion of Roof Slab	10%		
6 th	On completion of the walls, internal plaster, floorings, doors and windows of the said Apartment.	5%		
7 th	On completion of the sanitary fittings, staircases, Lift, wells, lobbies up to the floor level of the said Apartment.	5%		
8 th	On completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said apartment is located.	5%		

9 th	On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be specified in the Agreement	10%		
10 th	At the time of possession	5%		

Note:

- a) Minimum 10% should be paid for booking the apartment.
- b) The validity of this Allotment Letter is for a period of 30 days, within which period, the Allottee/Purchaser has to enter into a Memorandum of Agreement/Agreement with the Builder. In the event of the Allottee/Purchaser failing to enter into an Agreement within the validity period, this Allotment stands automatically cancelled and the Builder/Promoter shall retain a sum equivalent to 15% of booking amount as cancellation charges. Upon such cancellations, it is the sole discretion of the builder to deal with the above apartment as the builder so pleases.

- c) Agreement for Sale will be executed after receipt of 30% of the total purchase value. 30% of the total amount should be paid within a month from issue of the allotment letter. The registration expenses to be given 7 days prior to the date of registration.
- d) GST to be paid along with each and every payment made as per the payment schedule to the Builder/Developer. Taxes shall be levied at rates prevailing at the time of registration / handing over the project.
- e) The Electricity meter deposit, Transformer charges, House tax and other charges shall be collected as actual and when intimated as required to be paid to the respective department. – N.A.
- f) Sinking Fund contribution @ Rs._____/ - per Apartment to be paid directly at the time of taking possession of your apartment
- g) A maintenance charge for **12 months approx. @ Rs. ____/-** per month is equal to **Rs. ____/-** to be paid prior to taking possession.
- h) Lawyer fees Rs. 5,000/- (For Agreement for Sale)
This allotment is Non Transferable

Yours truly

For M/S Comfort Livings

Acknowledgement

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Place: Mapusa