

GERA'S
RIVER OF JOY
Child Centric[™] Homes
Apartments

Letter of Offer for Allotment of Residential Premises

To,
Gera Developments (Pvt) Ltd.
G -18, Gera's Imperium
Patto Plaza, Panjim - 403 001, Goa

Date: ____ / ____ / ____

Subject: Offer for allotment of Residential premises at Gera's River of Joy Apartments at zone B, Plot bearing S/No. 13/1A(Part), Village - Panellim, Taluka - Tiswadi, GOA-403402

Dear Sirs,

I request that I be allotted residential premises in the above mentioned project.

My preference is for Unit number: _____ on _____ floor.

I had been to your office and you have shown me all the documents and have given me all the information and details of the project and you have fully disclosed all information on the project. I have seen and understood details of the project.

The area of this unit is as under:

- | | |
|--|----------------|
| a. Carpet area calculated as defined in the RERA | _____ sq. mtrs |
| b. Usable area of balcony | _____ sq. mtrs |
| c. Usable area of utility | _____ sq. mtrs |
| d. The sum total of (a, b and c) above is | _____ sq. mtrs |

I have been informed that the unit will be sold on carpet area basis and that I am required to pay my proportionate share for the common areas (excluding area for parking). I was informed that the proportionate share in the common areas (though higher), will be capped at _____ sq. mtrs in arriving at the total price. I understand that the total (d) above + proportionate share in common area (excluding area for parking) is _____ sq.mtrs.

I submit this offer to acquire the above unit and request that you consider it favorably.

The consideration for the unit agreed to be payable by me (including proportionate share in common areas) is as under –

Towards cost of the unit	₹ _____
Towards GED (lumpsum basis)	₹ _____
Towards TP and Panchayat Premiums and charges (lumpsum basis)	₹ _____
Towards Club charges (lumpsum basis) - membership	₹ _____
Towards specifications in common general areas	₹ _____
TOTAL Consideration	₹ _____

In addition, the following charges as estimated and listed below shall also be payable by me:

CGST (9% of the consideration amount after deducting 1/3rd for land deduction)	₹ _____
SGST (9% of the consideration amount after deducting 1/3rd for land deduction)	₹ _____
(GSTIN – 30AAACG6703F1Z9)	₹ _____

Stamp Duty as applicable	₹ _____
Registration charges as applicable	₹ _____
Towards Registration facilitation Charges	₹ _____

Note: I understand that the consideration for the unit in our offer has been arrived after adjusting & deducting the Input Tax Credit Benefit under GST and no further benefits of credit will be claimed from you.

In case of any change in the tax rates or new taxes, I will pay the same at the applicable rates being levied; I shall be responsible to pay the same.

In case unit purchasers are provided designated areas for their parking spaces, a sense of comfort will be achieved. Hence I request that the parking space be designated for me, and I hereby give my consent for similarly designating parking space for other unit purchasers. I request that the agreement for sale with me and others should state that for the purpose of convenience, all parking spaces will be earmarked for such unit purchasers so as to avoid unnecessary inconvenience to all. I agree that this choice having been made, will not be changed or modified by me. I request you to earmark One **Open/Covered** car park for my exclusive right to use in the parking area for my vehicle.

I am aware that visitor parkings are not for parking of vehicles of unit purchasers.

I am applying on the basis of the conditions attached which I have read and understood and agree to the same.

I also confirm that you have made true and full disclosure of all information, documents, future modification as required by the relevant provisions of law.

The following are the additional conditions and points you are requested to consider and note:

I have/have not been referred to you by an existing customer/real estate broker.

Mr./Ms. _____ of _____

I am enclosing a sum of ₹ _____ Rupees _____ Vide

Cheque/DD number _____ drawn on / vide credit card, in terms of this offer and terms and conditions herein.

The said amount is an earnest money amount and your (the Company's) encashing of this payment indicates an acceptance in principal of the price offered and of the terms and conditions annexed herewith. However, the matter shall continue to remain at a negotiating stage only, till such time as all terms and conditions are confirmed and recorded vide a separate document and/or by executing an agreement in my favour.

Thanking you,

Name (Applicant): _____

Signature: _____

Details of Applicant:

Name of the Applicant: Mr./Mrs./Ms. _____

Residence/Permanent Address: _____

Pin: State: _____ Country: _____

Residential Status:

Resident ☐ Non-Resident ☐ Foreign National of Indian Origin ☐

Correspondence/Office Address: _____

Pin: State: _____ Country: _____

Mobile No: + Email: _____

Landline No.: PAN: _____ Nationality: _____

NRI/OCI/PIO details _____

Home Automation Specification

Particulars	1 Bedroom Apartment	2 Bedroom Apartment
Automation Make	Voice based Home Automation - DEFT/Equivalent	
Light Automation	On/off, Dimming/mood light control	On/off, Dimming/mood light control
Places Covered	Living	Living
	Dining	Dining
	Master Bedroom	All Bedrooms
No of automation points		
<i>Living Room + Dining</i>		
Ceiling Lights	3	3
Ceiling Fans	2	2
<i>Master Bedroom</i>		
Ceiling Lights	2	2
Ceiling Fans	1	1
<i>Bedroom 2</i>		
Ceiling Lights	NA	2
Ceiling Fans	NA	1
Energy monitor (Software)	Enabled	Enabled
Lamps to be used with dimmable ballasts (by customer)	LED	LED
Lenovo Tablet* (or equivalent)	Provided	Provided
No. of Infrared Appliances that can be controlled	16	24
Curtain Control	Provision *	

Note:

**Motor, wiring & Curtain rod to be provided by the customer*

Key Specifications

Key Specifications - Apartment		
Sr. No	Location	Specifications
I.	Structure	The building will be RCC framed structure or partly framed structure and partly load bearing. Columns, beams and slab design will be as per normal practices. Material used in the RCC structure will be as per normal standard practices as available and as specified by the Structural Designer.
ii.	Internal Walls	Shall be of blocks/brick finish with gypsum plaster and two coats of oil bound distemper
iii.	Electrification	1.Each bedroom shall have 2 light points, 1 fan point and two 5AMP plug points 2.Electrical Point provision for AC in the master bedroom and living room. 3.Living & Dining area shall have 3 light points, 2 fan points and 2 plug points. 4.Kitchen shall have two 15A plug points for kitchen appliances, one point for a chimney and one point for the hob, one 5A plug points and 1 light point. 5.Bathrooms shall have a geyser point, a light point and an exhaust point. 6.Terrace shall have 1 light point 7.Suitable concealed conduiting shall be done for T.V. points in living room and each bedroom. One telephone point shall be provided in living room only. 8.All wiring shall be concealed and of copper manufactured by Polycab (or equivalent brand). 9.Switches will be Modular of Legrand or equivalent.
iv.	Power Supply	A load supply of 70 watts/square meter of carpet area will be provided after applying the suitable diversity factor
V.	Windows	Shall be powder coated aluminum. Windows that are more than 1.5 meters in height will be part fixed and part sliding/ openable. The windows shall have GI/aluminum mesh mosquito net. The windows shall be provided with a marble/granite cill. Bathroom windows will be powder coated aluminum windows with openable shutters/glass louvers.
vi.	Waterproofing	The roofs and toilets will be waterproofed. In case of a leakage, the same will be rectified, as under warranty in case any painting is required, only touchup will be done - Variation in the shade of paint is expected and will have to be accepted. Any breaking, tampering to the structure, services & existing finishes will render all warranties null and void
vii.	Doors	a.Entrance Doors: Shall have a door frame with both sides laminated flush door shutter b.Bedroom doors shall have door frames with laminated flush door shutters c.Toilets: shall have door frames of developers choice with laminated flush door shutters. d.Terrace sliding door shall be power coated aluminum door with GI/aluminum mesh mosquito net
viii.	Flooring	a.Living/ dining, all bedrooms shall have vitrified flooring of approx. 600mm x 600mm with skirting. Master bedroom shall have vitrified tiles with wood finish design. b.Kitchen area shall have vitrified flooring. c.Attached terrace of all units shall have ceramic tiles
ix.	Bathrooms	Shall have ceramic tiles on the floors and till lintel height on all the walls. The colour of the bathroom tiles shall be the choice of the developer. Sanitary ware and CP fittings shall be Jaquar or equivalent make. The bathroom will contain: A.Washbasin fixed on a granite platform with a pillar lock of Jaquar or equivalent make. B.European style W.C. of Jaquar or equivalent make and a concealed flush Valve (or flush tank) of Jaquar or equivalent make to be provided.

		<p>C.All toilets shall have concealed plumbing.</p> <p>D.One bathroom shower shall be provided with a direct connection to the down take lines that are connected to the roof top common solar water heating system provided on the terrace</p>
x.	Fire Protection	The fire protection system of the building shall be as per Fire NOC.
xi.	Video Door Phone	Video Door phone (make and specifications shall be the choice of the Promoter) shall be provided. The same may be connected to the home automation system or be a stand alone system.
xii.	Terrace/balcony	To have MS railing
xiii.	Kitchen Area	<p>The kitchen area shall have a platform of granite fitted on a frame work with modular cabinets below the counter. The platform shall have a ceramic tile splash surface of approx. 600 mm height from the granite counter.</p> <p>The platform shall also have a hob and a chimney fitted above the hob. The kitchen platform shall also have a stainless steel sink (of Nirali make or equivalent).</p> <p>The plumbing will be done for a water purifier.</p>
xiv.	Piped Gas	Piped gas provision shall be made as per the choice of the Promoter. The provision shall be to provide piping only. Measurement devices and other accessories are to be provided directly by the agency providing the gas and shall be the responsibility of the Allottee to procure the same.
<p>NOTE: For all Electronic/ Mechanical equipment the warranty as provided by the original manufacturer shall be applicable for the customer to avail directly.</p>		

Signature Applicant: _____

THIS OFFER IS BASED ON THE FOLLOWING TERMS AND CONDITIONS:

1. This offer is merely an offer by me (the Applicant) to acquire premises on the company's standard terms of sale of premises along with the right to use parking space. This offer does not confer any right or assurance of allotment and the Company has the absolute right to accept or reject this offer at its sole discretion without assigning any reasons whatsoever.
2. I understand that this offer is to be accompanied by an earnest money advance equivalent to 10% of the total consideration for the offer to be considered. This earnest amount of 10% or part thereof is non-refundable in case of the completion of the period of withdrawal of the offer as stated in 3 below or in the event the Company rejects/withdraws the offer as stated in 4 below. If I am paying an amount less than the required 10%, the offer will be considered as partly completed, and the shortfall between the deposit of 10% to be paid along with this offer (as part-earnest money) and the balance of the earnest money to be paid shall be paid within two weeks (14 days) from the date of this offer failing which, the part earnest amount paid by me (the Applicant) shall stand forfeited. Upon payment of the full 10%, this offer shall be treated as completed. The onus to make the payment of the balance earnest amount rests with me and in the event the balance payment is not made within two weeks (14 days), the Company is requested to treat the offer as cancelled/abandoned and forfeit the deposit paid without reverting to me.
3. I however, reserve the right to withdraw this offer within one week (07 days) of the date of this offer for any reason including, if I disagree with any term/s or condition/s of the standard agreement or am not satisfied with plan, layout, specifications, & schedule. In this case, the Company shall return the full amount deposited by me without interest within two weeks (14 days) from the date of withdrawal of the offer. Time is of the essence in clauses, 2 and 3.
4. After I have paid the 10% earnest amount as per clause 2 above, the Company may accept or reject the offer within one week (07 days) from receiving the entire earnest amount. In case the Company, for any reason whatsoever, decides to reject the offer, the Company will refund the entire earnest amount paid by me without interest within two weeks (14 days). In case the Company accepts the offer, then I shall come forward and sign the standard agreement and pay further amounts, if any, as per the agreement and the necessary taxes/duties due within one week (07 days) of being informed of the acceptance of the offer. Till the same is done, the matter shall remain at a negotiating stage only and a binding contract shall be deemed reached only if the agreement is executed and registered and not otherwise. In the event I do not come forward and sign the agreement and register within the one week (07 days) mentioned herein, the Company is entitled to treat its acceptance of the offer, if issued in writing, as withdrawn and the offer cancelled and Company shall forfeit the entire earnest amount paid in favour of the company. The onus to come forth to sign the agreement and register rests with me alone.
5. I unequivocally confirm that this offer is not a reservation of a unit nor does it create any right or interest in the unit or the project in any way whatsoever. This offer is merely an offer to purchase a unit and acceptance of the offer shall be by the Company executing the unit purchase agreement. The deposit of the amount by the company is only to keep the offer alive. Acceptance of this offer shall not permit the Company to claim any further amounts unless such agreement is signed. Upon the agreement being signed the Deposit amount paid under the Offer stage shall be transferred towards the payment towards the cost of the unit and this shall be reflected in the agreement.
6. I shall make all balance payments to reach the stage of progress of the project as per the agreement within 3 weeks (21 days) of signing the agreement, details of which are shown in the Payment Plan below. The Company shall not be responsible for any delays for my making timely payment; including any delay by the bank/financial institution for disbursements to me on any account. I shall pay interest to the Company as per the agreement on amounts not paid as due. I further shall, in the event of a delay in making the payments as due, abide by the terms and conditions of the agreement, which may be implemented by the Company without demur.
7. After execution of the agreement, if at all, I shall pay the installments as per the standard schedule annexed herewith. Any delays in payments shall attract interest as per the Rules of the RERA as stated in the agreement.
8. I confirm that this offer is only made for the unit specifically mentioned in the form and there will be no change in the unit applied for.
9. I confirm that this offer is made as specifically mentioned for the applicant named in the form and that there will be no request for any change of name for this offer. I also confirm that you are authorised to check my CIBIL Score.
10. The applicant named herein shall be treated as the representative for all transactional purposes including any notice/information provided to the applicant. I agree to abide by the terms of offer /allotment and also agree to sign the agreement for sale in time as stated herein. I am aware of the provisions of the relevant stamp act and undertake to pay the stamp duty on the relevant documents and keep the Company indemnified in this regard.

11. I shall pay the stamp duty, registration charges, GST as currently applicable for the unit and agree that in case of any changes in the taxes/duties shall receive the benefit in case the taxes/duties are reduced or shall pay the difference in case the taxes/duties are increased.
12. I shall not transfer my rights in the unit post signing of the agreement until possession of the unit is received.
13. I request the Company to send bills/receipts/notices and other correspondence by email and/or via the Gera App and the communication by email and/or Gera App will be treated as if having been delivered via Postal Certificate or Registered AD. I shall keep the Company informed in case of any change of email address and contact number and any notice sent to the old/changed email address and/or Gera App shall be binding if any change is not informed in writing.
14. I confirm seeing the samples of the materials being used and understand that: a. Color of specific materials such as tiles, paint, polish etc. would be used in the final individual units would be different from the sample unit as I understand that exact shade matching is not possible for a variety of reasons. b. Brand of material in the final individual units might be an equivalent brand at your discretion of what is used in the sample units. c. There may be modifications in the bathroom layout in the individual units from that in the sample unit depending on location of external ducts etc. d. Lintel levels of the doors and windows to the unit shall be as defined by the architect. The final details will be in the agreement.
15. I by virtue of this offer hereby expressly admit acknowledge and confirm that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or represented, including those contained or given in any advertisement, brochure or website by the company and or its agents and or its staff member other than such terms, conditions and provisions as are contained or incorporated in this offer form, shall be treated as having induced the Applicant to make this offer and that this offer has been made by my own free will and volition.
16. Please note I hereby agree that in the event of cancellation/termination as per this offer after 7 days from the date of offer, you are hereby authorized to recover any commission paid to the agent by you from/out of the amounts refundable to me if any. If the entire amount is forfeited by the company, and if the agents brokerage is not recovered back by you, I undertake to make the same good by reimbursing you the same.
17. It is also explicitly understood that till such time as the standard agreement is executed between you and me, the matter shall only be at a negotiating stage.

Signature Applicant: _____

PAYMENT PLAN

TENTATIVE PAYMENT SCHEDULE –

Current payment due as per the stage of progress as on the date of offer is ticked in the stage of progress field. The Consideration amount of the unit shall be paid by me to you in the following manner:

Sr.No.	Payment %	Construction Stage	Amount Due
1	10%	On making complete offer (or as stated above) Execution of agreement to be within a maximum of 7 days of acceptance of offer in terms of clause 4 above along with simultaneous registration as mandated under RERA	₹
2	10%	On Completion of Foundation	₹
3	5%	On Completion of Plinth	₹
4	7%	On Completion of 1st Slab	₹
5	7%	On Completion of 2nd Slab	₹
6	7%	On Completion of 3rd Slab	₹
7	7%	On Completion of 4th Slab	₹
8	7%	On Completion of 5th Slab (if applicable)	₹
9	10%	On Completion of Terrace Slab	₹
10	5%	On Completion of Masonry	₹
11	5%	On Completion of the internal plaster of the unit	₹
12	5%	On Completion of the Flooring of the unit	₹
13	5%	On Completion of Windows of the unit	₹
14	5%	On Completion of Lifts, Water Pumps and Transformer	₹
15	5%	On Possession	₹
16	100%	Total	₹

Note: THE FIRST SLAB IS THE FIRST RCC SLAB CAST ABOVE THE FLOOR OF THE PARKING LEVEL

Signature Applicant: _____

Overview of training chart for Child Centric Homes

DISCIPLINE	Typical Batch Duration	Sessions Per Batch	Hours Per Sessions	Maximum Children per batch	Number Of Free Batches Per Child
Cricket	20days	18	1 Hour	20/2nets	2
Football	6 Weeks	12	1.5 Hours	30	2
Swimming	2months	22	45 minutes	6	1
Tennis	2months	22	1 Hour	12	1
Dance	2 Weeks	15 Days	1 Hour	30	2
Music	2 Weeks	15 Days	1 Hour	20	1
Generation Next/ Public Speaking	2 Weeks	8	4 hours	30	2

Signature Applicant: _____

Personal Details:

Date of Birth:

Mother Tongue: _____ Home Town: _____

Marital Status: Married ☐ Single ☐ Anniversary Date:

Occupation: _____ Self Employed Professional ☐ Business Owners ☐

Salaried Executive: _____ Organization: _____

Some details of Assets Owned:

Home/s: How many _____ Type/locality: _____

Car/s No/s. _____ Model/Brand: _____

Do you own any other residences from Gera Developments? Yes ☐ No ☐

Please Specify: _____

Your Loved Ones:

No. of family members staying together:

Spouse's Name: _____ Date of Birth:

Child Name: (1) _____ Date of Birth:

Child Name: (2) _____ Date of Birth:

Your preferences & interests:

Holiday Destination/s: _____

Newspaper/s _____ Website/s: _____

Magazine/s _____ TV Channel/s: _____

Sport/s: _____ Hobbies: _____

Entertainment: _____

Movies _____ Play/Theatre _____

Other _____

Signature Applicant: _____

REMARKS

GERA'S
RIVER OF JOY
Child Centric™ Homes
Apartments

[illegible]

Checked for Area: _____

Checked for Unit: _____

Checked for Consideration Value: _____

Checked for Taxes: _____ ☐



Site Office:

Gera's River of Joy Apartments (Zone B)
Plot bearing S/No. 13/1A (part),
Village - Panellim, Taluka - Tiswadi,
Goa, 403402

Corporate Head Office:

Gera Developments Private Limited
200, Gera Plaza, Boat Club Road,
Pune 411001, Maharashtra, India
www.gera.in

RECEIPT

GERA'S
RIVER OF JOY
Child Centric™ Homes
Apartments

RECEIPT FOR EARNEST MONEY/PART EARNEST MONEY AS PER OFFER.

Received with thanks from _____

₹ _____ /- (Rupees _____ only)

Cheque No. _____ Date: _____ Drawn on _____ Bank _____

_____ Branch, in favor of GERA DEVELOPMENTS PRIVATE LIMITED as per terms & conditions of Offer dated _____

Subject to realization of Cheque/DD/Payorder



Signature of Applicant

Signature

OFFICE COPY

RECEIPT

GERA'S
RIVER OF JOY
Child Centric™ Homes
Apartments

RECEIPT FOR EARNEST MONEY/PART EARNEST MONEY AS PER OFFER.

Received with thanks from _____

₹ _____ /- (Rupees _____ only)

Cheque No. _____ Date: _____ Drawn on _____ Bank _____

_____ Branch, in favor of GERA DEVELOPMENTS PRIVATE LIMITED as per terms & conditions of Offer dated _____

Subject to realization of Cheque/DD/Payorder



Signature of Applicant



Signature

APPLICANT COPY