

Date: - \_\_\_\_\_

**ALLOTMENT LETTER**

Customer Name & address:-

Mr. \_\_\_\_\_,

Resident of \_\_\_\_\_,

\_\_\_\_\_.

E-mail:- \_\_\_\_\_,

Contact:- \_\_\_\_\_,

Dear Sir,

We are pleased to allot you Unit No. (Duplex) \_\_\_\_\_ admeasuring \_\_\_\_\_ m2 in the project *Linc Camellia*, as per the terms and conditions mentioned herein below;

**Project Details**

Project Name :- *Linc Camellia*

Proprietor/Owner/Builder :- *Linc Property Developers Limited*

Location :- Agacaim, Goa

Project size :- \_\_\_\_\_

Unit No. :- Independent 3 BHK Unit (Duplex)  
01 commercial Shop

Size :- 3 BHK and 1 shop

Status :- Construction in full swing

Completion :- December 2018

Construction License No. :- VP/SLA/2016-17/2272 dated 28/02/2017

**Project amenities & Features attached to the project/Row villa.**

Gated building, 3 Phase electric supply, provision for inverter in the villa, common underground and overhead tank for water supply.

### **Financial Details**

Basic Value of the Unit (duplex)

alongwith the Undivided proportionate

Share in the land

Rs. \_\_\_\_\_/-

#### **Present Taxes**

Stamp Duty and Registration fees for Agreement  
and sale deed

Rs. \_\_\_\_\_/-

Infrastructure tax @ Rs 200/- m2

Rs. \_\_\_\_\_/-

Documentation & legal charges

Rs. \_\_\_\_\_/-

Electricity & water connection Charges

Rs. \_\_\_\_\_/-

Misc. registration expenses

Rs. \_\_\_\_\_/-

Maintenance Deposit

Rs. \_\_\_\_\_/-

Total (Rs.)

Rs. \_\_\_\_\_/-  
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### **Payment schedule:-**

1) On booking	Rs. _____/-
2) On or before _____	Rs. _____/-
3) Other Charges	Rs. _____/-
Total	Rs. _____/-

\* Stamp duty, registration fees, infrastructure tax and such other taxes are subject to changes as per govt. rules and regulations.

\* Monthly maintenance charges of approximately Rs. \_\_\_\_\_/- per month shall be paid in advance for a year at the time of possession of the villa alongwith the service tax as applicable at that point of time.

\* All the due installments shall be paid on time with a grace period of 30 days from the due date as mentioned in the payment schedule, failing which 12% interest will be calculated on the installment due.

\* Stamp duty and Registration fees shall be paid at the time of registration of agreement and sale deed at actuals.

### **Other Terms and conditions**

1. Sale Deed of the said Villa shall be executed and registered upon the payment of the entire consideration as mentioned in the payment schedule.
2. All the installment shall be paid as mentioned in the payment schedule, all the delayed payments with a grace period of 30 days shall attract penal interest @ 12% p.a on margin money.
3. Delay in possession or execution of the Sale Deed by the Owner/Builder after the entire consideration is paid by the customer shall be compensated by the owner/Builder by paying interest @ 12% p.a on total amount paid by the customer till such time, for such delayed possession or execution of the Deed of Sale.
4. Reminder for the payments shall be only via e-mail mentioned on the allotment letter.
5. If any installment/or any other receivable amount is delayed beyond 30 days of the due date, owner/Builder reserves the right to, to terminate this allotment letter after giving 30 days notice, and forfeiting 2% of the paid amount till the date of cancellation, for blocking the Villa, and thereafter, owner/Builder shall be at liberty to dispose off and sell the villa to any other person, without any further notice and/or intimation.
6. Any liability arising out of service tax, vat, works contract act, sales tax etc, including all other statutory payments, levies etc. in respect of this transaction shall be paid by the customer at actual upon demand raised by us.
7. This letter does not constitute an agreement for sale or Sale Deed notwithstanding the fact that the company may have issued a receipt in acknowledgement of money received from the customer. The Customer shall enter into a Sale Deed upon the payment of the entire consideration.  
cence.
8. The customer agrees to abide by the terms and conditions of this allotment letter.
9. Kindly sign the copy of the allotment letter as token of your acceptance to the terms and conditions stated herein.

Thanking You,

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(Owner/Builder)

*Linc Property Developers Limited*

**Acceptance:-**

I confirm and agree to the above and accept the same.

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Mr. \_\_\_\_\_