

Ref No: CC/CF/23-24/

LETTER OF ALLOTMENT

Dated:

To,

(Hereinafter referred to as the "Allottee/s")

Reference: Booking Application dated _____ bearing No. _____.

Subject: Allotment of _____ bearing No. _____, in PRACA DE COSTA situated at Seraulim, Salcete – Goa.

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Congratulations !!!!

We are pleased to inform you that based on your Booking Application dated _____ bearing No. _____, we have reserved and allotted for you, the _____ bearing No. _____, in PRACA DE COSTA at Seraulim, Salcete – Goa.

We acknowledge having received a sum of Rs. _____, as Earnest Money towards the purchase of the Residential Villa No. ____ at PRACA DE COSTA.

Details of Allottee and _____ are as here under:

Full Name of Allottee	
Full Name of Joint Allottee (Co –	

Applicant) (if any)	
Allottee's and Joint Allottee's (If applicable) permanent residential address	
Email ID for Correspondence	
Villa No:	
Carpet Area	
Super Built Up Area	
Area of Enclosed Balcony (If Any)	
Area of Attached Terrace/s (If Any)	
Area of Garden Space/s (If Any)	

The total price of acquisition of the above _____ shall be Rs. _____,
break – up of which is under:

Sr. No.	Particulars	Amount
1	Basic cost of the _____	
2.	Goods and Service Tax on the basic cost of the _____	
3	Maintenance Contribution towards Common Amenities for a period of __ years from the date of obtaining first Occupancy Certificate or upto the date of formation of Society, whichever is earlier, calculated at Rs. _____ per sq meter of super built up area.	
4.	Goods and Service Tax on the Maintenance Contribution	
5.	Infrastructure Tax	
6.	Electrical Connection / Transformer costs	
8.	Common water connection including security deposit, if any	
9.	Share Capital, Membership Fee and Share in expenditure in documentation, formation and registration of Society.	
	Net Total:-	

We have reserved the above described _____ for the Allottee(s), on inter alia, the following terms and conditions:

1. The Allottee(s) shall make the payment of the balance consideration agreed upon as per the installments to be intimated by us. The said payments shall be made in a timely manner without any delay or default.
2. All payments shall be made to and in favour of "M/s Costa Constructions", payable at Margao, Salcete – Goa, and / or through normal banking channels or out of NRE / NRO / FCNR accounts.
3. This Allotment shall stand cancelled in case of the Allottee(s) failure to pay the installments as stated hereinabove, within the above said period, in which case we shall refund to the Allottee(s), the amounts till then received after deducting therefrom, the element of whatever taxes and duties have been remitted to concerned departments and further deducting 10% of the amounts received from the Allottee(s) towards administrative charges. Such net refundable amount shall be paid to the Allottee(s) only after selling the above said premises to any other prospective purchaser and upon receiving money from such purchaser sufficient to make refund to the Allottee(s).
4. In the event of any increase in any of the taxes, duties, rates and levies and / or introduction of any new taxes, duties, rates and levies, such increase or introduction shall be borne and paid by the Allottee(s) immediately on demand by us and / or from the concerned authorities.
5. Necessary Stamp Duty, Registration Charges and processing fees for execution of the necessary Deed of Conveyance / Sale in respect of the _____ shall be separately borne and paid for by the Allottee(s).

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Yours Faithfully,

For M/s Costa Constructions

(Sole Proprietor)