

ALLOTMENT LETTER

Date:

To,

(1)

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(2)

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Dear Sir/Madam,

Re: Allotment of **Apartment** in the project “**MARINA’S EDGE**” at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, Holding No., L.R. Dag Nos. 470 & 472 under P.S. Electronic Complex within the limits of Bidhannagar Municipal Corporation (hereinafter referred to as the said “**PROJECT**”).

We refer to your Application Form recorded on _____ (“**Application Form**”) and are pleased to inform you that we have allotted you the Apartment as referred hereinabove, subject to the following terms and conditions:

(i) All definitions, terms & conditions set out in your Application Form and all Annexures annexed to it shall be deemed to have been reproduced hereunder and binding on you.

(ii) The Allottee shall make timely payment of the total price, extra charges and deposits as mentioned below :-

APARTMENT DETAILS		
APARTMENT NO.		
FLOOR		
APARTMENT AREA	Carpet Area of [●] square feet more or less (corresponding to [●] square feet of built-up area, more or less) together with Terrace area of [●] square feet (corresponding to [●] super built-up area, more or less)	
RIGHT TO USE CAR PARKING ON THE GROUND FLOOR	_____ No. of Open MLCP	_____ No. of Open / Covered
RIGHT TO USE CAR PARKING IN THE BASEMENT	_____ No. of MLCP	_____ No. of Car Park
TOTAL PRICE FOR THE CARPET AREA OF THE APARTMENT	Rs. _____/-	
EXTRA DEVELOPMENT COST		
AIR-CONDITIONING CHARGES	Rs. _____/-	
ELECTRICITY CHARGES	Rs. _____/-	
CLUB MEMBERSHIP CHARGES	Rs. _____/-	
LEGAL DOCUMENTATION CHARGES	Rs. _____/-	
GENERATOR COST FOR _____ KVA.	Rs. _____/-	
REGISTRATION EXPENSES (50% + 18% G.S.T. to be paid on or before execution of Agreement for Sale and remaining 50% + 18% G.S.T. on or before Deed of Conveyance)	Rs. 50,000	
GRILL CHARGES		
TOTAL E.D.C. CHARGES		
DEPOSITS		
MAINTENANCE DEPOSIT	Rs. _____/-	
SINKING FUND	Rs. _____/-	

(iii) The payment Schedule will be as under :-

PAYMENT SCHEDULE

SL NO.	PARTICULARS	PAYMENT PERCENTAGE
1	ON APPLICATION/BOOKING	9.90 % + GST
2	ON AGREEMENT	10.10 % + Rs. 25,000/- + GST
3	ON COMMENCEMENT OF PILLING	5 % + GST
4	ON COMMENCEMENT OF FOUNDATION	5 % + GST
5	ON COMMENCEMENT OF BASEMENT SLAB	10 % + GST
6	ON COMMENCEMENT OF 2 nd FLOOR CASTING	10 % + GST
7	ON COMMENCEMENT OF 6 th FLOOR CASTING	10 % + GST
8	ON COMMENCEMENT OF 12 th FLOOR CASTING	10 % + GST
9	ON COMMENCEMENT OF ROOF CASTING	10 % + GST
10	ON COMMENCEMENT OF BRICK WORK	7.50 % + GST
11	ON COMMENCEMENT OF FLOORING	7.50 % + GST
12	ON POSSESSION	5 % + Extra Development Cost & Deposits + GST

(iv) All the above payments have to be made in the following bank account :

Name of the Account Holder : AKP Promoters Private Limited

Bank Account Type : _____

Bank Name : _____

Branch Name : _____

IFSC : _____

(v) We acknowledge the receipt of the Rs. _____/- (Rupees _____ only)

excluding G.S.T. being part of total price. The balance amount, Extra charges and Deposits shall be paid by you in accordance with the payment schedule as mentioned herein above. Be it mentioned here that time is the essence of this transaction.

(vi) G.S.T. on Apartment @ 5 % & G.S.T. on E.D.C. @ 18 % will be charged which is subject to changes as and when notified by Statutory Authority

(vii) Please note that this allotment of the Apartment is provisional till the payment of balance amount within time and is subject to your acknowledgement on the duplicate copy of the duly signed Allotment Letter.

(viii) Please further note that this allotment is subject to your registering the Agreement for sale upon payment of your installment amount and also payment of requisite stamp duty and registration charges within 15 (fifteen) days from the date of intimation for registering the same by the developer failing which, we at our sole

discretion reserve our right to (i) charge interest at the prime lending rate of State Bank of India plus 2 (two) percent and (ii) cancel this Allotment Letter/ Application Form and refund the amount received from you till such date after deducting the booking amount which is equal to 9.90 % of the total total price value together with any interest due.

(ix) Please note that by acknowledging this Allotment you undertake and confirm that you have perused the draft of the Agreement for sale (to be executed) and understood the terms and conditions written therein and also agreed to the same.

(x) Please note that by acknowledging this Letter of Allotment you are hereby voluntarily giving you consent to us (the Developer) for making necessary changes and/or amendments in the sanctioned plan either as per WBRERA and/or as per any Acts, Rules and Regulations that may be in force at that relevant point of time or such changes/amendments that may become necessary in accordance to us which shall not adversely affect or reduce the area of your Apartment.

(xi) Nominations, if any, will be subject to the approval of the company upon payment of 2% of the total Price plus applicable taxes after the lock-in period of 12 Months.

(xii) This Letter of Allotment shall be invalid in case of any breach or violation of the terms and conditions mentioned herein or the Application Form.

Thanking you,

Yours faithfully,

For **AKP PROMOTERS PVT. LTD.**

Authorised Signatory

ACKNOWLEDGMENT

I/We, (1) and/or (2), the intending purchaser(s)/Allottee(s)/Applicant(s) of the above referred Apartment herein have read and understood the contents and terms of this Allotment Letter and being completely understand the purpose and contents hereof agreeing to the same and thus acknowledge receipt of this Allotment Letter togetherwith all the terms and conditions hereof by putting my/our signature(s) hereunder.

APPLICANT NO.1

APPLICANT NO.2

Date:

Place: