

Allotment Letter

_____. _____. 202__

[•] (name) (**the Allottee**)

[•] (address)

[•] () (**Allotment No.**)

Re: Allotment of Apartment more particularly described in the First Schedule hereunder, being a part of the Real Estate Project registered with the West Bengal Real Estate Regulatory Authority at Kolkata on _____ under Registration No._____, being constructed on a Land classified as *Bastu* measuring about 8.2500 (Eight Point Two Five Zero) decimal, more or less, equivalent to 5 (Five) Cottah, more or less, out of 56 (Sixteen) decimal, being a portion of R.S. Dag No. 858 corresponding to L.R. Dag No. 1007 (One Thousand Seven), recorded in L.R. Khatian Nos. 3421, 3424, 2091, 3423, 4659 (arising from old LR Khatian No. 3422) & 4660 (arising from old LR Khatian No. 3422), *Mouza Jagaddal*, J.L. No. 71, Police Station Sonarpur, within the limits of Ward No. 26 of the Rajpur-Sonarpur Municipality, Dr. B. C. Roy Road, Charaktala, Jagaddal, Kolkata 700151, Additional District Sub-Registrar Sonarpur, in the District of South 24 Parganas, West Bengal, ("**Said Complex**") by Messieurs Gadia Associates Private Limited ("**the Promoter**")

1. The Promoter is undertaking the development of the Said Complex in a phase-wise manner.
2. On your desire to purchase, the Promoter has agreed to allot the **Said Apartment**, to the Allottee/s, at or for the price as defined in the **First Schedule** hereunder written (**Allotment Price**), and subject to the terms, conditions and covenants contained in the proforma of the Agreement (**Agreement**) submitted to the Authority as part of the Promoter's application with the Authority.

GADIA ASSOCIATES PVT. LTD.

Abhisek Khoria

Authorised Signatory

3. The Allotment Price is required to be paid by the Allottee to the Promoter in accordance with the Payment Plan as set out in the **Second Schedule** hereunder written. The Allottee has expressly agreed to pay a sum of Rs. _____/- (Rupees _____ Only) plus GST (as applicable) out of the Allotment Price as booking amount (**Booking Amount**) to the Promoter.
4. The Allotment Price excludes taxes and duties.
5. Simultaneously with payment of the second installment of the Allotment Price, the Parties shall execute the Agreement For Sale as required under Act & Rules.
6. In addition to the Allotment Price, the Allottee shall also pay to the Promoter, **Utility Charges** as and when demanded, the amounts mentioned in the **Third Schedule**.
7. In the event the Allottee does not make payment of any installment of the Allotment Price, then and without prejudice to the rights and remedies available to the Promoter including the right to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay, the Promoter shall be entitled to at his own option, terminate this Letter, upon giving notice of 15 (fifteen) days in writing to the Allottee.
8. The Promoter admits and accepts that before the execution and registration of conveyance deed of the Said Apartment, the Allottees will be entitled to nominate, assign and/or transfer the Allottee's right, title, interest and obligations under this Agreement on payment of 2% (two percent) of the market price prevailing at that time (to be determined by the Promoter) as nomination charge to the Promoter. The Allottees shall pay an additional legal fee of Rs.25,000/- (Rupees Twenty-Five Thousand Only) to the Promoter towards the tripartite Nomination Agreement.

Encl: As above

THE FIRST SCHEDULE ABOVE REFERRED TO

(Meaning of certain terms and expressions)

Sr. No.	Terms and Expressions	Meaning
1.	Said Apartment	Apartment No. [●] on the [●] floor
2.	Block and Building	Block / Building No. & Name _____
3.	Carpet area of the Said Apartment as per RERA	[●]
4.	Super Built up area of the Said Apartment as per RERA	[●]
7.	Car parking space/s	[●]
5.	Allotment Price	Rs. [●]/- (Rupees [●] Only)

THE SECOND SCHEDULE ABOVE REFERRED TO
(Payment Plan)

SL	Payment Schedule	Amount
1	On Booking	Rs.3,00,000/- +Applicable Taxes
2	On Sale Agreement (within 30 days from the date of Booking) (Less Booking Amount)	20% +Applicable Taxes
3	On Completion of Foundation	10%+Applicable Taxes
4	On Completion of Ground floor Roof Casting	10%+Applicable Taxes
5	On Completion of First floor Roof Casting	10%+Applicable Taxes
6	On Completion of Second Floor Roof Casting	10%+Applicable Taxes
7	On Completion of Third Floor Roof Casting	10%+Applicable Taxes
8	On Completion of Fourth Floor Roof Casting	10%+Applicable Taxes
9	On Completion of Brick Work of Apartment Booked	10%+Applicable Taxes
10	On Completion of Flooring of Apartment Booked	5%+Applicable Taxes
11	On Offer of Possession	5%+Applicable Taxes

THE THIRD SCHEDULE ABOVE REFERRED TO
UTILITY CHARGES (Mandatory Charges)

In addition to the Total Price, the Allottee/s shall also pay to the Promoter, on delivery of possession, the amounts mentioned in the table below (collectively Utility Charges), proportionately or wholly (as the case may be), with GST and other Taxes, if any, thereon, towards

- i. Charges for Transformer Rs. 120per Sq.ft. + Applicable Taxes
- ii. Generator Connection - Rs 102/- per Sq.ft. + Applicable Taxes.
- iii. Common Area Maintenance Deposit (for 1 year) – Rs. 3/-per Sq.ft.+Applicable Taxes.
- iv. Lawyer Fees - 1% of the Deed Value +Applicable Taxes

For Messieurs Gadia Associates Private Limited

GADIA ASSOCIATES PVT. LTD.

Abhishek Khoria

Authorised Signatory

Authorised Signatory