

DRAFT-ALLOTMENT LETTER

TO

DATE: XX/XX/XXXX

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.....
KOLKATA (W.B.).

Sub: Villa no..... comprising a **G+1** storied house having a total carpet area of**sq. ft.** (approx.)(Equivalent to a **total built up area** of **sq. ft.**) approximately and right to use parking space constructed on a plot of land having an area of **cottahs** (approx.) together with pro rata share in the common areas of the Project known as “**MERAKI**”, presently being under construction at Bakrahat Road, JL no. 15, Mouza Raspunja, P.S. Bishnupur, P.O. Raspunja, Under Raspunja Gram Panchayat, Dist South 24 Parganas, Pin 700 104, West Bengal (collectively said villa).

Dear Sir/ Madam,

We are pleased to inform you that with reference to your application dated, **villa no.....** having carpet area of **sq. ft.**, built up area of**sq. ft.** along with private garden space and right to use parking space constructed on a plot of land having an area of **cottahs** and a pro rata share in the common areas of the project (approx.) being part of “**MERAKI**”, has been provisionally allotted in your favour.

Please note that the total unit/villa excluding GST for the apartment is INR **Rs.**/- (**Rupees Only**) (“**UNIT PRICEP**”). The unit Price and Total price have been arrived at in the following manner:

SL. NO.	DESCRIPTION	PRICE	
1.	Villa no. A-09		
	Unit Price excluding GST (in INR)	Rs.	0.00
	GST on unit price (@ 5%)	Rs.	0.00
	UNIT PRICE INCLUDING GST (IN INR) (A)	Rs.	0.00
2.	OTHER CHARGES:		
	(i) Club Membership	Rs.	0.00
	(ii) Advance Maintenance (12 months) for club MERAKI	Rs.	0.00
	(iii) Advance Maintenance (12 months) for said unit	Rs.	0.00
	(iv) Association Charges	Rs.	0.00
	GST on Others Charges (@ 18%)	Rs.	0.00
	DEPOSITS:		
	(i) Sinking Fund	Rs.	0.00
	OTHERS CHARGES & DEPOSITS INCLUDING GST (B)	Rs.	0.00
TOTAL PRICE (A+B)		Rs.	0.00

Please note that the Total Price include taxes (goods and service tax) as applicable currently. In case there are any changes in the statutory taxes structure the amount may vary accordingly.

The Total Price along with other charges and deposits shall be payable as per the table provided below:

DESCRIPTION	% - PERCENTAGE	TOTAL PRICE BREAK UP	EXTRA CHARGES & DEPOSITS - BREAK UP	NET AMOUNT PAYABLE
On Application	0	-	-	-
On Allotment (less application money) + 50% Club Membership	10	-	-	-
On Agreement	10	-	-	-
On Completion of Foundation	15	-	-	-
On Completion of 1st Floor Casting	15	-	-	-
On Completion of Roof Floor Casting	15	-	-	-
On Completion of Brick Wall & Internal Plaster	15	-	-	-
On Completion of Flooring	15	-	-	-
On Possession + 50% Club Membership + Other Charges + Deposits	5	-	-	-
GRAND TOTAL	100%	-	-	-

We will send demand notices for each installment of the total price and you will have to make payment of the same within 15 (fifteen) days from the date of such notice. Separate demand notices shall be sent to you for payment of the Deposits & Charges at the time of possession. Timely payment shall be the essence of this allotment.

This offer of provisional allotment shall not be treated as a sale or transfer document and does not create any right whatsoever or howsoever in your favour. The allotment of the apartment shall remain provisional till the time a formal 'agreement for sale' is executed and registered in your favour. The stamp duty and registration fee and incidental expenses shall be payable and borne by the allottee.

Accordingly, we request you to make the payment of **Rs./- (Rupees Only)**, towards allotment money for the said villa by pay order / demand draft / cheque (cash payment shall not be accepted under any circumstances) in favour of **"KBGNPL MERAKI COLLECTION A/C."** Payable at Kolkata, within 15 (fifteen) days from the date of this letter, failing which this provisional allotment may be cancelled and the booking amount will be refunded after deduction of **Rs. 50,000/-** and applicable GST as administrative charges at our sole discretion and without prejudice to any other rights available to us.

Please note that abovementioned provisional allotment is subject to the following:

- This letter duly accepted by you;
- Timely payment to be made of the amounts mentioned hereinabove and all other dues; and
- Execution of all documents (in standard formats prescribed by us).

Please quote your CIN number and villa no..... Number booked in your favor, in all your future correspondence.

Please sign a duplicate of this letter to signify your confirmation and acceptance of this provisional allotment and the terms and conditions relating thereto and send it back to us at: **SOUTH CITY BUSINESS PARK. UNIT NO. 901, 9TH FLOOR, 770 ANANDAPUR ROAD, KOLKATA 700107.**

Thanking you,
Yours faithfully,

For KRISHNABHAKTA GRIHA NIRMAN PVT. LTD.

Authorized Signatory

I/We Confirm and accept the allotment as stated above:

Signature of Sole/First Allottee

Signature of Co Applicants

Place: Kolkata.
Date: