

Allotment Letter

_____. _____. 202__

[•] (name) (**the Allottee**)

[•] (address)

[•] () (**Allotment No.**)

Re: Allotment of a Residential Apartment more particularly described in the First Schedule hereunder, being a part of the Real Estate Project namely "**Sattvik Gateway**" registered with the West Bengal Real Estate Regulatory Authority at Kolkata on _____ under Registration No. _____, being constructed on ALL THAT piece and parcel of land measuring about 56.0380 Decimal equivalents to 33 (Thirty-Three) Cottah 15 (Fifteen) Chittack 18 (Eighteen) Sq. ft. equivalents 2267.744 Sq. Mtr. and as per physical possession measuring about 29 Cottah 06 Chittack 15 Sq. Ft. equivalents 1962.802 Sq. Mtr. out of 61 decimal, more or less, comprised in L.R. Dag No. 602 (Six Hundred And Two), recorded in L.R. Khatian Nos. 2140, 2149, 2375, 2376, 2769, 2790, 2792, 2793, 2812, 425 (New Khatian Nos. 2824, 2825, 2826 and 2830), Mouza Thakdari, J.L. No. 19, Police Station New Town (previously Rajarhat) within the limits of the Ward No. 27, Borough IV of Bidhan Nagar Municipal Corporation, being Holding No. BMC/TEM/27/000051, Assessee No. 041591, Thakdari Pramanik Para Street, in the district of North 24-Parganas, Kolkata 700102, West Bengal ("**Said Complex**") by M/s. Sathvik Homes Development ("**the Promoter**")

1. On your desire to purchase, the Promoter has agreed to allot the **Said Apartment And Appurtenances**, to you, at a Total Price payable for the Apartment is **Rs. _____/- (Rupees _____ Only)**, for Extra Charges is **Rs. _____/- (Rupees _____ Only)** and for GST on all is **Rs. _____/- (Rupees _____ Only)** and thus totaling to **Rs. _____/- (Rupees _____ Only)** for the Said Apartment and Appurtenances, 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.

SATHVIK HOMES DEVELOPMENT

Subranshu Gupta

PARTNER

2. The Total Price are 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. 5,00,000/- (Rupees Five Lakh Only) plus Applicable Taxes out of the Total Price as booking amount (**Booking Amount**) to the Promoter.
3. Simultaneously with payment of the second installment of the Total Price, the Parties shall execute the Agreement For Sale as required under Act & Rules.
4. In the event the Allottee does not make payment of any installment of the Total Price, then and without prejudice to the rights and remedies available to the Promoter, 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.

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.	Carpet area of the Said Apartment as per RERA	[●]
3.	Super Built up area of the Said Apartment	[●]
4.	Allotment Price	Rs. [●]/- (Rupees [●] Only)

THE SECOND SCHEDULE ABOVE REFERRED TO

(Payment Plan)

SL	Payment Schedule	Amount
1	On Booking	Rs.5,00,000/- +Applicable Taxes

2	On Sale Agreement (within 30 days from the date of Booking) (Less Booking Amount)	9.9% +Applicable Taxes
3	On Completion of Pilling of Construction of New Building	10.1% +Applicable Taxes
3	On Completion of Foundation of New Building	10% +Applicable Taxes
5	On Completion of First floor Roof Casting of New Building	10%+Applicable Taxes
7	On Completion of Third Floor Roof Casting of New Building	10%+Applicable Taxes
9	On Completion of Fifth Floor Roof Casting of New Building	10%+Applicable Taxes
11	On Completion of Seventh Floor Roof Casting of New Building	10%+Applicable Taxes
13	On Completion of Nine Floor Roof Casting of New Building	10%+Applicable Taxes
14	On Completion of Brick Work of Apartment Booked	5%+Applicable Taxes
15	On Completion of Flooring of Apartment Booked	5%+Applicable Taxes
15	On Completion of Plastering of Wall of Apartment Booked	5%+Applicable Taxes
16	On Offer of Possession	5%+Applicable Taxes

THE THIRD SCHEDULE ABOVE REFERRED TO
Utility Charges/Extra Charges

Inclusive in the Total Price, the Allottee shall pay to the Promoter, as and when demanded, the amounts mentioned in the table below (collectively **Extra Charges**), proportionately or wholly (as the case may be), with GST and other Taxes, if any, thereon, towards:

- i. Charges for Transformer - Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) per Apartment plus Applicable Taxes
- ii. Generator Connection - Rs. 75,000/- (Rupees Seventy-Five Thousand Only) per Apartment plus Applicable Taxes.
- iii. Common Area Maintenance (CAM) deposit (for one year) – Rs. 45/- (Rupees Forty-Five) per Sq. ft plus Applicable Taxes.
- iv. Lawyer Fees – 0.5% of the Deed Value +Applicable Taxes, on registration of Agreement of Apartment & 0.5% of the Deed Value +Applicable Taxes, on registration of Deed of Conveyance.
- v. Stamp duty, registration fees, for each registration, on actual basis, shall be borne by the Allottee/s and shall pay 15 (fifteen) days prior to the date of registration.
- vi. Association Formation Charges is Rs. 7500/- (Rupees Seven Thousand And Five Hundred Only) plus applicable Taxes to be paid by the Allottee

For **M/s. Sathvik Homes Development**

Authorised Signatory

SATHVIK HOMES DEVELOPMENT

Subranksu Gupta

PARTNER