

## **ALLOTMENT LETTER**

To,  
**[DETAILS OF THE APPLICANT  
/INTENDING PURCHASER]**

**Date :**

Dear Sir/Madam,

**Sub : Allotment Letter.**

**Re:** Allotment of **Apartment No.** \_\_ having a **carpet area of** \_\_\_\_\_ **Sq. ft.** (corresponding to \_\_\_\_\_ square feet of built-up area) on the \_\_ **floor of Block** - \_\_\_\_\_, along with the right to use \_\_\_\_\_ Mechanical/Covered car parking space(s) in the project "**PASARI GROUP CHITRAKATHA**" at 23, Manik Bandopadhyay Sarani, P.S. Regent Park, Kolkata - 700040 (hereinafter referred to as the said "**PROJECT**").

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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 consideration, extra charges and deposits as mentioned below :-

Apartment No.	
FLOOR	
BLOCK	
AREA (Carpet)	_____ Sq.Ft. (excluding balcony)
AREA (Built-up)	_____ Sq.Ft. (including Balcony area)
Consideration including right to use _____ number of covered/mechanical car parking(s)	Rs. _____/-
<b>Extra Development Cost</b>	
Generator cost	Rs. _____/-
Electricity Charges	Rs. _____/-
Club Membership Charges	Rs. _____/-
Legal Charges (Rs.10,000/- to be paid at	

the time of Agreement for sale and rest at or before execution of Deed of Conveyance)	Rs. _____/-
Grill Charges	Rs. _____/-
Air-conditioning Charges	Rs. _____/-
<b>Deposits</b>	
Corporation Tax Deposit	Rs. _____/-
Maintenance Deposit	Rs. _____/-

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

**PAYMENT SCHEDULE OF BLOCK A (G+7)**

<b>SL NO.</b>	<b>PARTICULARS</b>	<b>PERCENTAGE OF CONSIDERATION</b>
1	ON APPLICATION	10%
2	ON AGREEMENT	10% + Rs.10,000/-
3	ON COMMENCEMENT OF PILLING	10%
4	ON COMMENCEMENT OF GROUND FLOOR CASTING	10%
5	ON COMMENCEMENT OF 2 <sup>nd</sup> FLOOR CASTING	10%
6	ON COMMENCEMENT OF 4 <sup>th</sup> FLOOR CASTING	10%
7	ON COMMENCEMENT OF 6 <sup>th</sup> FLOOR CASTING	10%
8	ON COMMENCEMENT OF ROOF CASTING	10%
9	ON COMMENCEMENT OF BRICK WORK	10%
10	ON COMMENCEMENT OF FLOORING	5%
11	ON POSSESSION	5% + Extra Charges & Deposits

**PAYMENT SCHEDULE OF BLOCK B (G+4)**

<b>SL NO.</b>	<b>PARTICULARS</b>	<b>PERCENTAGE OF CONSIDERATION</b>
1	ON APPLICATION	10%
2	ON AGREEMENT	10% + Rs.10,000/-
3	ON COMMENCEMENT OF FOUNDATION	10%
4	ON COMMENCEMENT OF GROUND FLOOR CASTING	10%
5	ON COMMENCEMENT OF 1 <sup>st</sup> FLOOR CASTING	10%
6	ON COMMENCEMENT OF 2 <sup>nd</sup> FLOOR CASTING	10%
7	ON COMMENCEMENT OF 3 <sup>rd</sup> FLOOR CASTING	10%
8	ON COMMENCEMENT OF ROOF CASTING	10%
9	ON COMMENCEMENT OF BRICK WORK	10%
10	ON COMMENCEMENT OF FLOORING	5%
11	ON POSSESSION	5% + Extra Charges & Deposits

(iv) We acknowledge the receipt of the Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) excluding G.S.T. being part of consideration. 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.

(v) G.S.T. on Unit @ 5% will be charged which is subject to changes as and when notified by Statuary Authority

(vi) G.S.T. on EDC @ 18% will be charged which is subject to changes as and when notified by Statuary 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) to charge interest at the prime lending rate of State Bank of India plus 2 (two) percent and (ii) cancel this Allotment Letter/ Application Form.

(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 condition written therein and also agreed to the same.

Thanking you,

Yours sincerely,

For **PASARI PROMOTERS PVT. LTD.**

**Authorised Signatory**