

Ref. No.:

Date :

MR./MS./MRS./M/S._____

Address_____

P.O._____, P.S._____

District_____, State_____

PAN#_____, AADHAAR#_____

MOBILE NO._____, E-MAIL: _____

Sub : Your request for allotment of Flat/Apartment No._____ on _____ Floor at_____ side having Super Built Up Area_____ Sq.ft. corresponding to Covered Area _____ Sq.ft. corresponding to Carpet Area _____ Sq.ft. more or less Together With Covered/Open Parking No._____ on Ground Floor having an area about 135 Sq.ft. more or less of the multistoried (G+IV) residential building named **“GARIMA RESIDENCY”** at **Municipal Premises No. 1/20, Rupchand Mukherjee Lane, Post Office & Police Station Bhowanipore, Kolkata 700 025, District South 24-Parganas, West Bengal**, within the limits of the **Kolkata Municipal Corporation Ward No. 073** having Assessee No. **11-073-20-0018-5** (WBRERA Registration Number:_____).

Dear Sir/Madam,

In response to your application and pursuant to the receipt of the booking amount of Rs._____/-(Rupees_____) Only, we hereby allot you the above Apartment together with car parking space at the aforesaid premises subject to your executing an Agreement for Sale ("the Agreement") with us in accordance with the provisions of the Real Estate (Regulation And Development) Act, 2016 (" the Act") and the West Bengal Real Estate (Regulation And Development) Rules, 2021 ("the Rules") made thereunder and subject to the registration of the Agreement under the Indian Registration Act, 1908 within the time and in the manner stipulated under the Act and the Rules.

Contd.2..

We are also enclosing herewith the Payment Schedule for the aforesaid Apartment which will also be incorporated in the Agreement.

This allotment is subject to the terms and conditions of the Agreement (a draft of which is enclosed hereto) particularly with reference to the following:

1. Your making regular and punctual payments as and when called upon by the Promoter/Landowner in the manner as mentioned in the payment schedule.
2. Your making payments, on demand, to the Promoter/Landowner and/or to any appropriate authority of all rates, taxes, stamp duty, registration charges, ground rent, levies, legal fees, documentation charges and other related charges, deposits including security deposits or assessment pertaining to the aforesaid Apartment wholly and common area proportionately as per the Agreement.
3. Your executing necessary documents within time, in the manner and in the format as prescribed under the Act and the Rules made thereunder.

Please send your remittance(s) by Pay Order/Demand Draft/Net banking in favour of “**GARIMA DEVELOPERS**” payable at Kolkata.

Kindly quote your Flat / Apartment No _____ in all correspondence.

We assure you our best services at all times.

Thanking you,

Yours faithfully,

Encl.: 1) PAYMENT SCHEDULE.

2) DRAFT AGREEMENT FOR SALE

ANNEXURE –I

Name of Allottee/s : _____

Apartment No. : _____

Covered/Open Car parking No. : _____

PAYMENT PLAN

The Apartment Price shall be paid by the Allottee/s to the Promoter/Landowner in the manner mentioned in the chart below, time being the essence of contract. The Allottee/s agree/s and covenant/s not to claim any right or possession over and in respect of the Said Apartment till such time the Allottee/s has/have paid the entirety of the Apartment Price and in addition to the Apartment Price, the Allottee/s shall also pay to the Promoter/Landowner, as and when demanded, the amounts of Other Charges, as mentioned above, proportionately or wholly (as the case may be), with GST and other Taxes, if any, thereon.

Sr. No.	Particulars	Installment %	Amount	GST	Total
1	On booking	10% + GST			
2	On execution and/or registration of Agreement for Sale + Legal Fees (50%)	10% + GST			
3	On Completion of Foundation	10% + GST			
4	On Completion of 1 st Slab Casting	10% + GST			
5	On Completion of 2 nd Slab Casting	10% + GST			
6	On Completion of 4 th Slab Casting	10% + GST			
7	On Completion of 6 th Slab Casting	10% + GST			
8	On Completion of 7 th Slab Casting	10% + GST			
9	On Completion of Plastering of the Said Apartment	10% + GST			
10	On Completion of Flooring of the Said Apartment	5% + GST			
11	On Notice of Possession of the Unit + Legal Fees (50%) + Any pending Extra Cost (if pending).	5% + GST			
	Total	100% + GST			