



Kalykes Realty Pvt. Ltd.

13/1P-336/1, Sahapur Colony, 1st Floor, P.S. - New Alipur,
Kolkata - 700 053.

Mob. : 9836971414 / 9674657187

Ref.

Date :

ALLOTMENT LETTER

Date :-

Ref: Allotment No:

Applicant Form No:

Dear Sir/Madam

Warm Greetings! Congratulations.

A Grand Welcome to Project "**Kusum Nivas**"

Pursuant to the receipt of your application referred above and relying on your confirmations, representations and assurances to abide by all the terms, conditions and stipulations mentioned in the Application Form signed and accepted by you, we are



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pleased to inform you that a 'Unit' in Project " **Kusum Nivas** " has been allotted to you as per the details given below on the term and conditions mentioned hereinafter:

1. UNIT DESCRIPTION

a)	Unit Category	FLAT- B
b)	Area of the Unit (SBA)(Sq.Ft.)	47.718 sqm.
c)	Area of Unit (Carpet) (Sq.Ft.)	31.919 sqm.
d)	Unit No.	1
e)	Cluster	
f)	Tower	
g)	Floor	
h)	Car Parking Space	-

2. SALE PRICE AND PAYMENT SCHEDULE (Kindly refer to Annexure - A)

a)	Sale Price including Car parking (if any): Excluding GST	8 LAKH/per c.p.
b)	Application Money Received: Excluding GST	

3. The allotment of the unit is subject to the adherence and fulfilment of all the terms and conditions as mentioned in the allotment letter as well as in the Application Form. It is hereby clarified that the allotment letter of the unit shall be governed by the provisions of this allotment letter as well as by the provisions of the Application Form and that such Application Form shall be at all times be read and construed as part and parcel of this allotment letter.

4. The above sell price includes the advance maintenance charges for 1 year, legal charges, Generator fees & Transformer charges.

5. The above sell price does not include stamp duty, registration fee, utility deposit (to be made to the concern government agencies / service provider on actuals) and GST, other taxes, duties and levies as fully and particularly mentioned in the payment schedule. Annexed herewith and marked as "Annexure - A".



Kalykes Reality Pvt. Ltd.

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6. We have annexed herewith and marked as "Annexure - B", the details cost structure and payment schedule of Other Charges to be paid by the Allottee.
7. We have annexed herewith the Demand Letter for the balance of Application Money in conformity with the payment schedule. You are requested to make the prompt payment of the balance of the Application Money.
8. We have annexed herewith the Demand Letter for Agreement Money in conformity with the payment schedule. You are requested to make the prompt payment of the Agreement Money. The agreement will be signed after the payment of both Application Money and Agreement Money in full.
9. All payment should be made by way of Demand Draft / Crossed Cheque/Pay Order/NEFT/RTGS/ Favouring "Kalykes Reality Private Limited", Payable at Kolkata.
10. This allotment is provisional and is subject to your making punctual payment of all amounts in the manner mentioned in the payment schedule and your compliance with the terms of the Allotment Letter and Application Form.
11. The payment of instalments in confirmative with the payment schedule and the performance, observance and compliance of all the provisions of Application Form by you shall be essence of this Allotment.
12. Kindly note that expressions 'Allotment', wherever used herein, shall allow mean provisional allotment will remind so till such time a formal agreement for sale for the unit is executed Kindly note further that the execution of agreement shall be subject to your making payment of the Booking Money and Agreement Money and submission of necessary KYC Documents.
13. Please acknowledge the receipt of the Allotment Letter by signing at the designated place on the duplicate/counter part of this Allotment letter and mail the same to our address so as to reach us within fifteen days.



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14. Please submit the necessary KYC (Know Your Customer) documents in accordance with the directions stated in the Application Form, if not submitted already.

15. For outstation cheques, the clearance charges will be as applicable and the same shall be Bourne by the Allotee.

16. Kindly complete your KYC compliance by furnishing necessary details at the earliest in order to avoid delay in execution of Agreement for Sale with respect to the Unit.

Please feel free to contact Mr. RAJESH KUMAR SINGH at +91 9674657187 (Between 10 AM to 5 PM, Monday to Saturday) or E-mail at _____ for any assistance.

Thanking you and assuring you of our best services.

Yours Sincerely,
KALYKES REALTY PVT. LTD.

 **Director**
Authorised Signatory

Kalykes Realty Private Limited

CIN No.U74999WB2018PTC224587

PAN No. AAGCK9546C

Acknowledge by:

Signature of Allotee

Signature Joint Allotee



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ANNEXURE - A
Payment Schedule
SALE PRICE -

Sl. No.	Event	Amount
1.	Advance Application Money	50,000+GST
2.	Application Money	10% + GST- Advance Application Money
3.	Before Agreement of Unit	10 % + GST
4.	On plinth work of building	10 % + GST
5.	On Ground Floor Roof Casting of building	10 % + GST
6.	On 1st Floor Roof Casting of building	10 % + GST
7.	On 2nd Floor Roof Casting of building	10 % + GST
8.	On 3rd Floor Roof Casting of building	10 % + GST
9.	On 4th Floor Roof Casting of building	10 % + GST
10.	On Brick/Wall work of the unit	5 % + GST
11.	On Flooring work of the unit	5 % + GST
12.	On Electrical & Plumbing work of the unit	5 % + GST
13.	Before Handover of the unit	5 % + GST



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ANNEXURE-B

Sl. No.	Other Charges	Amount(Rs.)(Excluding GST)	Amount (Rs.)(GST)	Amount (Rs.)(Including GST)
1.	Stamp Duty	At Actual	At Actual	At Actual
2.	Registration Charges	At Actual	At Actual	At Actual
3.	Other Taxes, Duties and Utility Charges (If Any)	At Actual	At Actual	At Actual

PAYMENT SCHEDULE OF OTHER CHARGES

Sl. No.	Other Charges	Payment Schedule
1.	Stamp Duty	As and when demand by the Company
2.	Registration Charges	As and when demand by the Company
3.	Other Taxes, Duties and Utility Charges (If Any)	As and when demand by the Company
4.	Maintenance Deposit for 1 Year @Rs.24/- Per SQFT 4	Before handover of the Unit

Signature of Allotee

Signature Joint Allotee