

Date: _____ 2023,
Place: KOLKATA.

Allottee Names & Address:

1. _____
2. _____

ALLOTMENT LETTER

Dear Sir/Madam,

SUB: Flat No: _____, at SUNNIVA LEGACY,
(8085 Ramchandrapur, Pubali Garden, 24 Pgns(S), Kolkata 700103).

REF: Your Application dated: _____/2023.

With reference to your application as referenced above, the Flat No. _____, on the _____ Floor along with Covered/Open Car Parking, has been provisionally allotted to you at the project – SUNNIVA LEGACY.

The details of flat at SUNNIVA LEGACY is mentioned hereinbelow;

- Carpet Area: _____ Sq.ft.,
- Built Up Area: _____ Sq.ft.,
- Car Parking: One Covered/Open Car Parking Space.

And, the Total Price of the Flat No. _____ is Rs. _____ (including GST), and the payment of the same is to be done as per the attached 'Annexure' herein.

This allotment is provisional on the signing & execution of the Agreement to Sell (ATS) and the performance of the terms, conditions, and stipulations mentioned therein, within 15 days from the date of this letter.

Please find enclosed the said ATS (sent to you in duplicate) for execution at your end. A copy of the ATS, and a copy of this letter, duly signed is to be sent back to us within the time stipulated above, along with your payment of the Allotment Money.

Assuring the best of our services and co-operation, at all times.

Sincerely yours,
For SUNNIVA REALTY,

Authorised Signatory

I/We confirm and accept what is stated above.

Signature(s) of the 1st Allottee / 2nd Allottee.

For SUNNIVA REALTY


Proprietor

ANNEXURE to 'Provisional Allotment Letter'

The break-up of amounts payable by you (or the "Total Price") is as under:

1.	Cost of Flat / Unit / Apartment	
2.	Cost of Parking Space (Covered / Open)	
3.	Extra & Developmental Cost (EDC)	
4.	Deposit for Maintenance Corpus	
5.	Others 1 (.....)	
6.	Others 2 (.....)	
7.	Total GST	
		The 'Total Price' (in Rs.)

The Payable Amount mentioned above is firm and non-derogable (except the GST), and includes the proportionate cost of land, development, construction of the flat/apartment, common areas/portions, and installations. The Total Price or Consideration (shown above) is with GST calculated at present prevailing rates, and may vary (as applicable at the time of raising future demand), which will be to your account.

In addition to the above, you will be required to pay, 'Extra & Developmental Charges (EDC)', the 'Interest Free Maintenance Deposit', and charges for 'Optional' Extra Services' as maybe requested by Allottees, along with GST & other taxes, as applicable from time to time, shall be payable as per the Agreement to Sale (ATS).

The 'Total Price' or Consideration for the Flat No. ____, shall be payable by the Allottees, as mentioned in detail within the Agreement to Sell (ATS). This Total Price will include;

- **Consideration** (for Flat & Car Parking): Payable in installments as per the 'Demand Letter' issued/ATS,
- **EDC**: 50% upon Agreement & remaining Balance 50% upon Registration/Possession,
- **GST & Taxes**: To be paid proportionately, as per the work stage completed or payment made,

Not Included in the 'Total Price' above, the following will be payable, as & if applicable;

- Interest Free Maintenance Deposit (Sinking Fund),
- Costs of EV Charging Point for Car Parking spaces,
- Costs of Electric Meter (including Deposits, Service Charges, etc),
- Costs for providing MS Grill for windows, collapsible gates, etc,
- Costs of any extra works /installations, as requested by allottees,
- Stamp Duty, Registration & Commissioning charges, and other incidental expenses;
- Charges for Mutation, Assessment, and any incidental or miscellaneous charges, in relation thereof;
- GST or any other taxes, on the above (as applicable).

Note:

Kindly always quote your Cust.ID: SL/_____, as reference for your future communications & payments.

For SUNNIVA REALTY


Proprietor