



We make your dream come true.....

ALLOTMENT/BOOKING LETTER

Dear Mr./ Mrs.

Sub: Allotment of Apartment No. _____ in Block _____ in

Lakeview Appartments, Daspara, Thakurpukur, Kolkata

We are pleased to inform you that Apartment No.....in Block _____ of Lakeview Appartments, Daspara Project has been allotted in your name/s for sale consideration of Rs. _____ (Rupees _____ only). You are hereby requested to make the payments as per the following within time, for continuation of the allotment of the apartment in your name/s.

The detailed payment schedule for the above – mentioned apartment is as follows:

a) On signing the agreement	10%
b) On completion of foundation work	10%
c) On commencement of basement floor slab	10%
d) On commencement of Level One slab	10%
e) On commencement of Level Two slab	10%
f) On commencement of Level Three slab	10%
g) On commencement of Level Four slab	10%
h) On commencement of partition wall work	10%
i) On commencement of floor work	10%
j) At the time of handing over the possession	10%

Please Note: CESC Electricity connection expenses, Stamp Duty, Registration charges, Legal Charges and other statutory charges per annexure to the Sale Agreement shall be payable on completion of the construction and registration of the Sale Deed, whichever is earlier.

Kindly arrange to make payment as hereunder:

1. Rs.1, 00,000/- (Rupees One lakh) as advance towards 10% of the total cost of apartment on the date of allotment.
2. Sale Agreement will be executed on receipt of the 10% of the sale price (**which shall not be later than 30 days from the date of allotment.**)

Thanking you and assuring you of our best attention and services at all times

Yours faithfully,

For Happy Homes Realty

HAPPY HOMES REALTY

Anilish Kumar Gupta
Partner/Authorised Signatory

Phone +91-98744 69088

email: happyhomes.behala@gmail.com

Dulichand Shreelal Godowns
P143 Remount Road, Kantapukur
Kolkata - 700027

TERMS AND CONDITIONS OF ALLOTMENT

1. The Payment of Rs. 1,00,000/- (Rupees One lakh) shall be made on the date of allotment.
2. 15% of the Sale price payable at the time of signing the agreement shall be inclusive of Booking amount of Rs.1, 00,000/- (Rupees One lakh), **(which shall not be later than 30 days from the date of allotment.)**
3. In addition to the cost of the flat, the purchasers shall be liable to pay CESC Deposit and connection expenses, Stamp Duty, Registration charges, Legal charges and other statutory levies as per annexure to the Sale Agreement.
4. The Purchasers shall also be liable to pay VAT, Service Tax and all other taxes as applicable.
5. The cost of the Flat does not include cost of one car park area.
6. The final payment of 10% to be made at the time of possession shall be necessarily by way of Demand Draft/Banker's Cheque.
7. If the allotment is to be canceled at the request of the allotted, before signing the agreement, the same shall attract a penalty of 15% of the Booking amount.
8. Please make your checks payable to "Happy Homes Realty".
9. We suggest that NRI purchasers should use their respective NRE accounts to make all transfers starting with the booking amount, the payment schedule and all other charges mentioned in this allotment letter.
10. Wiring instructions available upon request.

HAPPY HOMES REALTY
Abhinav Kumar Gupta
Partner/Authorised Signatory