

**ALLOTMENT LETTER**

Date:

**Name****Address****Contact No.****Ref: Allotment No:****Application Form No:**

Dear Sir/Madam,

Warm Greeting! Congratulation.

A Grand Welcome to **"M/S. THIKANA REALITY"**.

Pursuant to the receipt of your Application referred to 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, I am pleased to inform you that a 'Unit' in **"GOKUL DHAM"** has been allotted to you as per the details given below on the term and conditions mentioned hereinafter:

**1. UNIT DESCRIPTION:**

a)	Unit Category	<b>BHK</b>
b)	Carpet Area of Unit	
c)	Built-up Area of Unit (Sqm.)	
d)	Flat No.	

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

a)	Sale Price	<b>Rs.</b>
b)	Application Money Received:	<b>Rs.</b>

**3.** The allotment of the unit is subject to the adherence and fulfillment of all the terms and conditions as mentioned in the

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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 at all times be read and construed as part and parcel of this allotment letter.

4. The above sell price does not include and is exclusive of the advance maintenance charges, corpus deposit, stamp duty, registration fee, legal charges, Generator Fees, Transformer Charges, utility deposit (to be made to the concern government agencies/ service provider on actual) and GST, other taxes, duties and levies as fully and particularly mentioned in the **payment schedule** annexed herewith and marked as "Annexure - A".
5. I have annexed herewith and marked as "Annexure - B", the details cost structure and payment schedule of other charges to be paid by the Allottee.
6. I have annexed herewith and marked as "Annexure - C", the **Demand note** for balance of Booking Money in conformity with the payment schedule. You are requested to make the prompt payment of the balance of the Booking Money.
7. I have annexed herewith and marked as "Annexure - D", the **Demand note** 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 Booking Money and Agreement Money in full.
8. All payment except Legal Charges should be made by way of Demand Draft/Crossed Cheque/Pay Order/NEFT/RTGS in favour of "**THIKANA REALITY**", payable at Kolkata.
9. This allotment is provisional and is subject to your making punctual payment at all amounts in the manner mentioned in the payment schedule and your compliance with the terms of the Allotment Letter and application form.
10. The payment of installments 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.
11. 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 in pursuance of the terms of the Agreement as per the format of Housing Industry regulatory Act 2017. Kindly note farther 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.

12. 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 the below mentioned address so as to reach me within fifteen days.
13. Please submit the necessary KYC (Know your customer) documents in accordance with the directions stated in the Application Form, if not submitted already.
14. For outstation cheques, the application charges will be as applicable and the same shall be borne by the Allottee.
15. 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 me at my Mobile No.9007763538 for assistance.

Thanking you and assuring you of my best services at all times.

Yours sincerely,

Authorized Signatory

Acknowledge by:

\_\_\_\_\_  
Signature of Allottee

\_\_\_\_\_  
Signature Joint Allottee

**ANNEXURE - A**

Payment Schedule

**BHK Apartment**

**SALE PRICE Rs.**

Sl. No.	Payment Schedule	Amount (%)
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1.	On signing of the Agreement i.e. on -----	10%
2	Within one month from the date of signing of the Agreement for Sale i.e. on -----	20%
3.	On Brickwork	30%
4.	On Plaster	35%
5.	At the time of possession of the said flat i.e. on-----	5%

Signature of Allottee

Signature of Joint Allottee

**ANNEXURE – B Other Charges and  
Payment Schedule**

Sl. No.	Description of Other Charges	Amount (Rs.) (Excluding GST)	PAYMENT SCHEDULE
1	Nil Encumbrance		On Possession
2	Electricity meter		On Possession
3	House Tax		On Possession
4	Water Connection		On Possession
5	Transformer Charges		On Possession
6	Corpus Deposit		On Possession
7	Advance Maintenance Charges for One year after Possession		On Possession
8	Association Formation Charge		On Possession
9	Legal Charges		.5% on Agreement and .5% on Possession
10	Stamp Duty		As and when demanded by the Developer
11	Registration Charges		As and when

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			demanded by the Developer
12	Other Taxes, Duties and Utility Charges (if any)		As and when demanded by the Developer

\_\_\_\_\_  
Signature of Allottee

\_\_\_\_\_  
Signature of Joint Allottee

Assuring you of my best service at all times. Please contact the under signed for further details.

Thank you,

**Authorized Signatory**

**Annexure - C**

**To,**

**Date:**

**Name of Customer:**

**Address of Customer:**

**Contact No.**

**Demand Note No:**

**Allotment No:**

**GSTIN of Customer:**

**Place of Supply:**

**Application Form No.**

**Dear Sir/ Madam,**

**Sub:** Demand note of Flat No.-----, on the -----Floor, -----side, measuring more or less ----- Square Feet of standard build-up area and ----- Square Feet of Carpet area, Building namely "-----", land lying and situated at Mouza - Dhelua, J.L. No.43, Revenue Survey No.235, Touzi No.340, Pargana - Kolikata, comprising in C.S. Dag No.364, relating to C.S. Khatian No.184, R.S. Dag No.216, R.S. Khatian No.120, L.R. Dag No.227, L. R. Khatian Nos.4037, 4204 and 4205, within the limits of Rajpur-Sonarpur Municipality, being Municipal Holding No.258, Dhalua Paschim, in Ward No,02, Post Office - Dhalua, under Police Station - Sonarpur now Narendrapur, Additional District Sub-Registry Office at Garia (formerly Sonarpur),

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District Sub-Registry Office at Alipore, in the District of South 24-Parganas.

I request you to make the payment towards the Agreement Money within ----- months from the date of this Demand Note.

	<b>PARTICULAR</b>		<b>AMOUNT (INR)</b>
<b>1</b>	<b>Sale Price</b>		
	Agreement Money (---% of Sale Price)		
	<b>Agreement Money Due on Unit (Part -1)</b>		
<b>2</b>	<b>Taxes and Duties:</b>	<b>Abatement</b>	<b>AMOUNT(INR)</b>
	Less: ----- of Agreement Money towards Land Value		
	<b>NET Taxable Value</b>		
	CGST @ ---%		
	SGST @ ---%		
	Taxes and Duties Due (Part -2)		
	<b>Total Outstanding Amount (Part -1 + Part -2)</b>		

All Payments related to Sale Price and taxes and duties thereon should be made by way of Demand Draft/Crossed Cheque/NEFT/RTGS in favour of "**THIKANA REALITY**", payable at Kolkata.

Assuring you of my best service at all times. Please contact the under signed for further details.

Thank You,  
THIKANA REALITY



Proprietor

**Authorized Signatory**