

ALLOTMENT LETTER FOR FLAT/ UNIT/ APARTMENT:

Promoter Name & Address :

Allottee Name & Address : Mr./Ms.

Allottee Mobile number & mail id :

Dear Sir/Madam

I / We (.....) are pleased to allot you the Flat/Unit/Apartment No:..... of Block No: ofproject located at..... City,District, Pin code.....

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development agreement/ Registered ownership document Doc. No: the project named as "....." which has the valid permission from the which is the competent Authority for sanction plan no.: of City to an extent of sq.mts. of site area, herein after referred to as the "Project" which was registered with Real Estate Regulatory Authority vide registered Number..... dt:.....

2. Whereas the Allottee has approached the Promoter to allot..... Flat/Unit/Apartment in the project after having examined the title and required sanctions/permissions approvals and also having satisfied with the right/title/authority of the promoter to convey the Flat/Unit/Apartment in the Project.

3. The promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Flat/Unit/Apartment. Thereof this Letter of Allotment is issued by the Promoter to Allottee, with the following terms and conditions

(i) The Allottee has paid the Booking amount of Rs..... to the Promoter vide Cheque / DD / transaction id:.....

(ii) The Allottee shall enter in to Registered Agreement for sale before paying the 10% of total cost (Including the Booking Amount) of unit/ Flat/ Apartment.

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DIRECTOR

(iii) The Allottee is bound by all terms and conditions of the Registered Sale Agreement, which will be executed by the promoter on fulfilment of the conditions of this Allotment Letter in due course of time.

- a. Rs. 50,000/- as Booking amount
- b. 10% on allotment of the Said Apartment
- c. 10% on execution of the Agreement for Sale
- d. 5% on completion of Basement Raft Slab
- e. 5% on completion of Basement Deck Slab
- f. 5% on completion of Ground Floor Slab
- g. 5% on completion of First Floor slab
- h. 5% on completion of Second Floor Slab
- i. 5% on completion of Third Floor Slab
- j. 5% on completion of Fourth Floor Slab
- k. 5% on completion of Fifth Floor Slab
- l. 5% on completion of Sixth Floor Slab
- m. 5% on completion of Seventh Floor Slab
- n. 5% on completion of Brickwork upto Second floor
- o. 5% on completion of Plaster of the said flat (Internal)
- p. 5% on completion of Brickwork upto 7th Floor
- q. 5% on completion of Plaster (External)
- r. 5% on completion of Flooring
- s. 3% on completion of installing electrical lines , windows, doors
- t. 2% on handover or possession of the said Flat

(iv) In Addition to the sale consideration, as mentioned above, the Allottee shall bear the Stamp Duty and Registration charges of the Sale Agreement and also Conveyance/Sale Deed to be executed by the promoter in respect of the Schedule Flat/

(v) All payments to be made in favour of M/s. _____, payable at
..... City / District .

(vi) Legal and Registry processing charges : 1% of property value along with
Registration/Stamp duty/Taxes: as applicable.

Bank Name (separate RERA A/c) :

A/c No:

Branch Name:

IFSC Code:

Declaration by Allottee :

I / we have read and understood the Agreement of sale prepared by the
Promoter as per the standard format specified in West Bengal Real Estate
(Regulation and Development) Rules 2017 and hereby give my consent to abide and
be bound by all the terms and conditions. I / we shall be entitled to an agreement of
sale from the Promoter on payment of the Amounts / instalments payable as per
agreed terms.

Signature of Allottee
Signatory

Promoter / Authorized

Date:

Date:

RUPALEKHYA INFRASTRUCTURES PVT. LTD.

Arindam Ghosh
DIRECTOR