

Date: xxxxxxxx

To,  
XXXXXXXXXX  
XXXXXXXXXX  
XXXXXXXXXXXX

Dear Sir(s),

Welcome to the family of "Prajapati Builders"

We have accepted your offer contained in the application and are pleased to provisionally allot you said Unit in the under-construction Project "**EMPRESS**" at Premises No. 25, Gangadhar Babu Lane, Kolkata-700 012, Ward No. 47, Borough No. VI, P.S. Bow Bazar details whereof are as follows:

**Description of the Office allotted:**

Office No.	Floor
XX	XXXX

Area Details**		
Super built up area	Built-up Area	Proportionate Common area
XX	XX	XX
** Areas are subject to change +-20% on account of change in sanction plan, if any		

**Details of Consideration:**

Sl. No.	Particulars	Amount (Rs.)
(i)	Basic Sale Price for the Unit @ 00 per Sqft	000.00
(ii)	Cost of Car Parking	000.00
(iii)	<b>TOTAL PRICE</b>	<b>000.00</b>
(iv)	GST **@12% on the Unit Price	000.00
	<b>TOTAL AMOUNT PAYABLE</b>	<b>000.00</b>
	(Rupees XXXXXX Only)	



As is presently applicable to be paid as per **Annexure "A"** hereto.

Accordingly, at this stage, you are required to pay **Rs. XXXX/-**. Timely payment is the essence of the allotment and within 15 days of notice for each installment, the payment of that installment has to be made.

The above consideration is exclusive of the Maintenance Deposit, Electricity Deposit, Legal Charges etc. full details whereof will be provided in the Agreement for Sale which is under preparation, and shall contain detailed terms and conditions, and the same shall be final and binding on all allottees, including yourselves.

This Letter of Allotment and the Agreement for Sale shall form a composite document, complete in itself.

In case the above payment is not received within due date, this Allotment Letter shall be treated as cancelled and amount received, if any, shall be refunded after deduction in terms of the cancellation policy. However, in case we extend the period for payment at your request, then you shall be liable to pay interest **@18%** p.a. on the amount due for the period of delay. The terms and conditions contained in your application form shall apply *mutatis mutandis*.

Thanking you,

Yours Truly,

For **Prajapati Builder**

(Director/Authorised Signatory)

Encl: Annexure "A".

**N.B.:** All payments to be made through Cheques/ Demand Drafts favoring "**Prajapati Builders.**" payable at **Kolkata.**

**Annexure "A"**

**Project: EMPRESS**

**INSTALLMENT PLAN CONCERNING OFFICE NO.**

**ALOTTEE: M/S.**

<b>Installment</b>	<b>Payment Plan</b>	<b>%</b>	<b>Consideration Amount (Rs.)</b>	<b>GST (12%) (Rs.)</b>	<b>Total (Rs.)</b>
1	On Booking Amount and Agreement	10%			
2	After Agreement and on Completion of Basement	10%			
3	On Completion of Ground Level Plinth	10%			
4	On Completion of 1st Floor	10%			
5	On Completion of 2nd Floor	10%			
6	On Completion of 3rd Floor	10%			
7	On Completion of 4th Floor	10%			
8	On Completion of Bricks wall of the Floor	10%			
9	On Completion of Severage	7.5%			
10	On Completion of Door, Windows	7.5%			
11	On Completion Certificate or Handover, whichever earlier	5%			
	<b>TOTAL</b>	<b>100%</b>			

**Note: Legal Charges @1% to be paid as per the given schedule hereinbelow:**

<b>Installment</b>	<b>Payment Plan</b>	<b>%</b>	<b>Legal Fees</b>
1	On Booking Amount and Agreement	0.5%	
2	On Completion of project	0.5%	
	<b>TOTAL</b>	<b>1%</b>	

*S S Sarangi*