

Allotment Letter

\_\_\_\_\_.\_\_\_\_\_.202\_\_

[•] (name) (**the Allottee**)

[•] (address)

[•] ( ) (**Allotment No.**)

**Re:** Allotment of Apartment more particularly described in the First Schedule hereunder, being a part of the Real Estate Project registered with the West Bengal Real Estate Regulatory Authority at Kolkata on \_\_\_\_\_ under Registration No.\_\_\_\_\_, being constructed on a land measuring 114.7859 decimal, more or less, equivalents to 4645.18 Sq. Mtr., more or less, (As per physical possession land measuring 104.34 Decimals i.e. 63 Cottahs 02 Chittaks 0.504 Sq. ft.) comprised in R.S./L.R. Dag Nos. 1951 (Part), 1952 (Part), 1953 (Part), 1954 (Part), 1955, 1956 (Part), 1957 (Part), 1958 & 1959 (Part), recorded in L.R. Khatian Nos. 3629, 3459, 3630, 2979, 3753, 3817, 3862 & 3785, respectively of Mouza Chakpachuria, J.L. No. 33, within Patharghata Gram Panchayat, Police Station Rajarhat (now under New Town), District of North 24 Parganas, West Bengal ("**Said Complex**") by M/s. Gurukul Homes Private Limited, [previously known as Gurukul Agencies (P) Ltd.] ("**the Promoter**")

1. The Promoter is undertaking the development of the Said Complex in a phase-wise manner.
2. On your desire to purchase, the Promoter has agreed to allot the **Said Apartment**, to the Allottee/s, at or for the price as defined in the **First Schedule** hereunder written (**Allotment Price**), and subject to the terms, conditions and covenants contained in the proforma of the Agreement (**Agreement**) submitted to the Authority as part of the Promoter's application with the Authority.

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*Rish. Agard*  
Director

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3. The Allotment Price is required to be paid by the Allottee to the Promoter in accordance with the Payment Plan as set out in the **Second Schedule** hereunder written. The Allottee has expressly agreed to pay a sum of Rs. 3,00,000/- (Rupees Three Lakh Only) plus GST (as applicable) out of the Allotment Price as booking amount (**Booking Amount**) to the Promoter.
4. The Allotment Price excludes taxes and duties.
5. Simultaneously with payment of the second installment of the Allotment Price, the Parties shall execute the Agreement For Sale as required under Act & Rules.
6. In addition to the Allotment Price, the Allottee shall also pay to the Promoter, **Utility Charges** as and when demanded, the amounts mentioned in the **Third Schedule**.
7. In the event the Allottee does not make payment of any installment of the Allotment Price, then and without prejudice to the rights and remedies available to the Promoter including the right to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay, the Promoter shall be entitled to at his own option, terminate this Letter, upon giving notice of 15 (fifteen) days in writing to the Allottee
8. The Promoter admits and accepts that before the execution and registration of conveyance deed of the Said Apartment, the Allottees will be entitled to nominate, assign and/or transfer the Allottee's right, title, interest and obligations under this Agreement on payment of 2% (two percent) of the market price prevailing at that time (to be determined by the Promoter) as nomination charge to the Promoter. The Allottees shall pay an additional legal fee of Rs.25,000/- (Rupees Twenty-Five Thousand Only) to the Promoter towards the tripartite Nomination Agreement.

**Encl: As above**

**THE FIRST SCHEDULE ABOVE REFERRED TO**

*(Meaning of certain terms and expressions)*

GURUKUL HOMES PVT. LTD  
Rish. Agard  
Director

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Sr. No.	Terms and Expressions	Meaning
1.	Said Apartment	Apartment No. [●] on the [●] floor
2.	Block and Building	Block / Building No. & Name _____
3.	Carpet area of the Said Apartment as per RERA	[●]
4.	Super Built up area of the Said Apartment as per RERA	[●]
7.	Car parking space/s	[●]
5.	Allotment Price	Rs. [●]/- (Rupees [●] Only)

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Payment Plan)**

SL	Payment Schedule	Amount
1	On Booking	<b>Rs.3,00,000/-</b> +Applicable Taxes
2	On Sale Agreement (within 30 days from the date of Booking) - (Less Booking Amount)	20% +Applicable Taxes
3	On Completion of Foundation of Tower Booked	10%+Applicable Taxes
4	On Completion of Ground floor Roof Casting of Tower Booked	5%+Applicable Taxes
5	On Completion of First floor Roof Casting of Tower Booked	5%+Applicable Taxes
6	On Completion of Second Floor Roof Casting of Tower Booked	5%+Applicable Taxes
7	On Completion of Third Floor Roof Casting of Tower Booked	5%+Applicable Taxes
8	On Completion of Fourth Floor Roof Casting of Tower Booked	5%+Applicable Taxes
9	On Completion of Fifth Floor Roof Casting of Tower Booked	5%+Applicable Taxes
10	On Completion of Sixth Floor Roof Casting of Tower Booked	5%+Applicable Taxes

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11	On Completion of Seventh Floor Roof Casting of Tower Booked	5%+Applicable Taxes
12	On Completion of Eight Floor Roof Casting of Tower Booked	5%+Applicable Taxes
13	On Completion of Nine Floor Roof Casting of Tower Booked	5%+Applicable Taxes
14	On Completion of Brick Work of Apartment Booked	5%+Applicable Taxes
15	On Completion of Flooring of Apartment Booked	5%+Applicable Taxes
16	On Offer of Possession	10%+Applicable Taxes

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**UTILITY CHARGES (Mandatory Charges)**

In addition to the Total Price, the Allottee/s shall also pay to the Promoter, on delivery of possession, the amounts mentioned in the table below (collectively Utility Charges), proportionately or wholly (as the case may be), with GST and other Taxes, if any, thereon, towards

- i. Charges for Transformer Rs. 50,000/- per Apartment +Applicable Taxes
- ii. Generator Connection - Rs 50,000/- per Apartment +Applicable Taxes.
- iii. Common Maintenance Deposit (for 1 year) – Rs. 25/-per Sq. ft +Applicable Taxes.
- iv. Lawyer Fees - 1% of the Deed Value +Applicable Taxes.

For **Gurukul Homes Private Limited**

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Authorised Signatory

**GURUKUL HOMES PVT. LTD**

*Rishi Aggarwal*  
Director