

## ALLOTMENT LETTER

Date - XXXX

Customer ID ETM1-XXXXX

Name & Address of the Customer

XXXXXX XXXX

XXXXXXXXXXXX

XXXXXXXXXXXX

XXXXXXXXXXXX

Dear Sir/Madam,

**Sub : Allotment of 2BHK/3BHK at EMPEROR TOWER (Maheshtala)**

We are pleased to inform you that 2BHK/3BHK Apartment No- ... on the .... Floor of Tower ..... having carpet area of .... SQFT and exclusive balcony area of .... SQFT (more or less) along with right to use of XXXX Space at EMPEROR TOWER (Maheshtala) Housing Project located at HOLDING NO. E3-48/NEW B. B. T. ROAD (RIGHT SIDE TOWARDS KOLKATA). P.O.- PARBANGLA VIA BATANAGAR, P.S.- MAHESHTALA, DIST.- SOUTH 24 PARGANAS, Pin No- 700140, West Bengal, India has been provisionally allotted in your favour on the basis of your Application No XXXX dated XXXX made along with application money vide ..... dated ..... for Rs...../- (..... Rupees Only).

1. The price of the said Apartment is Rs...../- (Rupees.....Only)
2. Payment has to be made as under;

**Payment Plan :-**

Sl No.	Particulars	Milestones Falling Due	Stage-wise Payment	On Basic Apartment Value (Rs.)	GST @ 12% on Apartment Value (Rs.)	Total sum payable incl GST (Rs)
1	Application Money	Amount Received	On Application	0	0	0
2	Allotment	Due before .... days from the date of letter	20% of apartment price less applicant money already paid	0	0	0
3	1st Installment	25% on Completion on Piling	25% of apartment price	0	0	0
4	2nd Installment	25% on 1st Floor Slab Casting	25% of apartment price	0	0	0
5	3rd Installment	10% on Roof Slab Casting	10% of apartment price	0	0	0
6	4th Installment	10% on Completion of First floor Brick work	10% of apartment price	0	0	0
7	5th Installment	Balance Amount on Possession	10% of apartment price	0	0	0
		TOTAL	100%	0	0	0

**3. Payment for right to use ..... Parking space:-**

The consideration for right to use for ..... space is Rs. 0/- (Only)

**Payment Schedule for Payment Plan**

Sl. No.	Particulars	Becomes Due	On Basic Parking Value	GST @ 12% on Basic Parking Value (Rs.)	Total Sum payable incl. GST (Rs.)
1					
		TOTAL			

**4. Payment for the Membership of the Club:-**

Sl. No.	Particulars	Becomes Due	Amount (Rs)	GST @ 0% (Rs.)	Total Sum payable incl. GST (Rs.)
1	On Allotment money (50%)	Due on before .... days from the date of letter	0	0	0
2	On possession .... Club Membership (50%)	On Possession	0	0	0
3	On possession .... Club Subscription for One Year (100%)	On Possession	0	0	0
		TOTAL	0	0	0

**5. Other Dues Payable on Possession**

Sl. No.	Particulars	Becomes Due	Amount (Rs)	GST @ 12% (Rs.)	Total Sum payable incl. GST (Rs.)
1	Association Formation Charges	On Possession	0	0	0
2	Documentation Charges	On Possession	0	0	0
3	Diesel Generator & Back-up	On Possession	0	0	0
4	Reimbursement of Electricity & Transformer Charges & Cabling Charges	On Possession	0	0	0
5	Maintenance Charges 1st. Six Months	On Possession	0	0	0
	TOTAL		0	0	0

Thus, the total basic sum due on Allotment, Club Membership, Completion of Piling, 1st. Floor Slab Casting, Roof Slab Casting, First floor Brick work and payable by you is Rs. 0/- (..... Rupees Only) GST payable extra along with Allotment dues is Rs. 0/- (..... Rupees Only).

7. We shall, from time to time, send demand notices for other payments and the same shall be payable by you as per the terms and conditions for payment contained in the General Terms and Conditions, attached to this letter, which shall form part of this allotment letter. However, you shall be liable to pay all the installments as mentioned in Clause 2 on due dates irrespective of our sending reminders.

8. The total cost mentioned above is fixed, non-negotiable, non-cscalable and includes cost o proportionate share of the land, development, infrastructure, construction of Apartment, common areas, Parking Spaces, if any, and other installations etc.

9. This allotment is provisional and subject to strict compliance with the General terms and conditions contained herein below :

- a) Fulfillment of General Terms and Conditions annexed hereto and those of the General Terms and conditions provided to the Allottee along with the Brochure.
- b) Your paying extra charges towards rates, taxes, electricity connection charges, generator charges, maintenance charges and other charges on account of formation of Association of Owners.
- c) Your executing the documents as required by us as per the standard format before delivery of possession of the Apartment and right to use Parking Space.

10. Please note that the allottees have to form an Association for maintenance of the common areas facilities and amenities of the complex.

11. This offer of provisional allotment shall be final upon your fulfilling all the terms and conditions annexed hereto.

12. Please send your remittance by Pay Order / Demand Draft / A/c Payee Cheque in favour of "SUNRISE ERECTORS PVT. LTD." payable at Kolkata.

13. Your Customer Identity Number is **ETM1-XXXXX** and henceforth, please quote your Customer Identity Number as reference for your future payment and correspondence.

14. This letter, along with the General Terms and Conditions annexed hereto, is being sent to you in duplicate, Please sing the duplicate copy thereof at the Confirmation Clause given below, as a token of your acceptance of the contents, and return the same to us while depositing the allotment money as per schedule. The original is to be retained with you

15. Please note that GST will be charged as per GST Act, 2017 and subsequent amendments thereof as applicable.

We assure you of our best services at all times.

Thanking You

Yours faithfully,  
**Sunrise Erectors Pvt. Ltd.**

**Authorized Signatory**

GSTN No:

Category of Service: Construction of Residential Complex Service

**Confirmation:**

I / We confirm my / our acceptance of what are stated above

\_\_\_\_\_  
(Signature of the Sole Allottee)

\_\_\_\_\_  
(Signature of the Joint Allottee)

Place:

Date: