

# MAHAMAYATALLA RESIDENCY LLP

74, LENIN SARANI,

KOLKATA-700013

PHONE NO: - (033) 2227-4470

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Ref No: \_\_\_\_\_

Date \_\_\_\_\_

To,

Name

Address

Contact No

**Sub:- Allotment letter for Apartment No. \_\_\_\_\_, on \_\_\_\_\_ floor in "Fountain Exotica" at Premises No. 432, Mahamayatala, Kolkata - 700 084, within Ward No. 27 of the Rajpur Sonarpur Municipality.**

**Dear Sir/Madam,**

Thank you very much your interest in obtaining an Apartment No. \_\_\_\_\_ on \_\_\_\_\_ floor at "**Fountain Exotica**" at 432, Mahamayatala, Kolkata - 700 084, within Ward No. 27 of the Rajpur Sonarpur Municipality.

With reference to your application number \_\_\_\_\_, dated \_\_\_\_\_, we confirm having allotted you an Apartment No \_\_\_\_\_, admeasuring \_\_\_\_\_ Sq. Ft. (Carpet Area) corresponding to \_\_\_\_\_ Sq. Ft (Super Built- Up Area) on the \_\_\_\_\_ floor together along with the right to use \_\_\_\_\_ Car Park of the Residential Apartment at "**FOUNTAIN EXOTICA**", the details of which and total Consideration payable thereon is mentioned in the Schedule-I annexed herewith.

The application money of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) paid by you to our LLP in respect of the said apartment will be adjusted against the Consideration. The consideration for the Said Apartment is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only), as detailed in Schedule 1 herein. The payment of the consideration amount shall be as per the time bound payment schedule as mentioned in Schedule 2 herein.

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You are requested to kindly confirm your acceptance within 7 (Seven) days form the date herein. Upon your confirmation of acceptance of this allotment, an Agreement to Sale shall be entered in respect of the Said Apartment within 15 days of your confirmation.

Please sign a duplicate copy of this and send us the same as a token of acceptance and for our records.

Welcome to the **Fountain Exotica**".

Thanking you,

Yours faithfully,

**For Mahamayatlla Residency LLP.**

**Authorised Signatory**

Encl: Schedule-I, II

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## SCHEDULE 1 - CONSIDERATION

<u>Apartment No.</u>	<u>Amount (Rs.)</u>	<u>Amount (Rs.)</u>	<u>Amount (Rs.)</u>
<b>Flat Value</b>			
CGST@9% (on 2/3 of Flat Value)			
SGST@9% (on 2/3 of Flat Value)			
<b>Extra Charges &amp; Deposit</b>			
Generator Charges	Rs. 25000/- per KVA		
Mutation Charges	Rs. 25000/-		
Mutation Fees	Payable to Rajpur-Sonarpur Municipality as per actual.		
Corporation Tax			
Maintenance Deposit			
Individual WBSEB Meter Deposit	At actual		
Association Formation Charges	Rs. 11000/-		
Documentation Charges	Rs. 5000/-		
Transformer & Cabling Charges	At actual		

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Legal Fees	Rs. 25000/-		
<b>Total Extra Charges &amp; Deposit</b>			
CGST@9%			
SGST@9%			
<b>Total Price (Flat +Extra Charges &amp; Deposits + G.S.T)</b>			

## SCHEDULE 2- TIME BOUND PAYMENT PLAN

### A. Flat -

<b>PAYMENT STAGES</b>	<b>% of TOTAL SALE PRICE</b>	<b>AMOUNT (RS.)</b>
On Application	-	
Within 30days of issue Provisional Allotment Letter	20% less the Booking Amount	
On or before Piling	15%	
On or before Ground Floor	15%	
On or before 1 <sup>st</sup> Floor Casting	10%	
On or before 2 <sup>nd</sup> Floor Casting	10%	
On or before 3 <sup>rd</sup> Floor Casting	5%	
On or before 4 <sup>th</sup> Floor Casting	5%	
On or before 5 <sup>th</sup> Floor Casting	5%	
On or before 6 <sup>th</sup> Floor Casting	5%	
On or before 7 <sup>th</sup> Floor Casting	5%	
On or before Possession and Registration of Conveyance Deed	5%	
<b>Total Amount</b>		

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## B. Extra Charges & Deposits:

PAYMENT STAGES	% of TOTAL EXTRA CHARGES
On or before the execution of Agreement to Sale	50% of Legal Fees only & Balance 50% On or before Possession and Registration of Conveyance Deed
On or before the execution of Conveyance Deed	100%

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*Signature of sole/First Applicant*

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*Signature of sole/Second Applicant*

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