

Date :

To,

[●]

Re: Offer of allotment of Bungalow having carpet area of [●] sq ft more or less and super built-up area of [●] sq ft more or less in the Project named “Celica Residency” to be constructed at Premises No. 2B/1, Dover Road, Kolkata – 700 019.

We are pleased to inform you that, in furtherance to your application being Application No. [●] dated [●] pertaining to booking of the Bungalow at our project named “Celica Residency” **at Premises No. 2B/1, Dover Road, Kolkata – 700 019**, we are pleased to allot the G+4 storied Bungalow having carpet area of [●] sq ft, built-up area of [●] sq ft and super built-up area of [●] sq ft with balcony measuring [●]sq ft along with right to park [●] nos. cars in MLCP Unit No. [●] TOGETHER WITH Bungalow Land AND TOGETHER WITH the right to use the Common Areas, Amenities and Facilities in the Project (the “**Said Bungalow**”) :

Particulars of Applicant(s)

Applicant Name	[●]
Father’s Name	[●]
Correspondence Address	[●]

You have agreed to pay the Total Price (as defined hereinbelow) in terms of the

payment schedule agreed upon by yourself. The details of Total Price payable by you for the aforesaid Bungalow is as follows:

Consideration Payable	Total
Consideration payable for Bungalow including the Garage	
Other Charges	
Total Price (exclusive of applicable taxes)	

The Total Price does not include the Goods and Service Tax (GST) which is payable by you. Such GST shall be paid by you at applicable rates.

The details of the Other Charges are mentioned herein below for your ready reference.

Sno.	Other Charges	
1.	Proportionate share of costs, charges and expenses of installation of generator and proportionate share of installation of transformer and electricity charges calculated @ [●]/sq.ft of super built up area	
2.	Proportionate share of VRV Airconditioning System calculated @Rs. [●]/- per sq ft of super built up area	
3.	Association formation charges @ lump sum Rs. [●]/-	
4.	Legal/Documentation charges excluding stamp duty and registration fees, registration / commission fees and expenses which shall be paid extra by the Allottee at actuals @ Rs. [●]/sq ft. of super built up area	
5.	Interest free common area maintenance charges for 24	

	months @ Rs.[•]/- per sq.ft of super built up area per month of the super built-up area	
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The Total Price shall be paid by you in accordance to the Payment Plan hereinunder:

<u>PAYMENT SCHEDULE CONSTRUCTION LINKED</u>		
Sl. No.	Stages of Payment	% of Payment
1	Application amount/Booking amount	10% of Unit Cost +GST (Rs ___ + GST to be submitted at the time of filling of application form as Initial Booking Amount. Balance within 15 days from the date of application form.)
2	On Agreement - within 30 days of Application/Booking	20% of Unit Cost + GST
3	On Completion of Foundation upto plinth level complete	10% of Unit cost + GST
4	On Completion of 3rd Floor Casting	10% of Unit cost + GST
5	On Completion of Brickwork upto 2 nd floor	10% of Unit cost + GST
6	On Completion of Internal plaster of 4th Floor.	20 % of Unit cost + Transformer Charges & Electricity + Generator Charges + Airconditioning Charges + GST
7	On Completion of Flooring	10% of Unit cost + Legal Charges+ Association Formation Charges+ GST
8	On Completion of Plumbing &	5% of Unit cost + Documentation Charges

	Sanitary Fitting	+ GST
9	On Notice for Possession	5 % of Unit cost + Sinking fund +Advance CAM + GST

It may be noted that in addition to the Total Price mentioned hereinabove you shall be further liable to pay

1. Cost of installation of electricity meter:
2. Stamp Duty and Registration Charges as may be assessed by the Registering Authorities at the time of registration of the Agreement for Sale and the Deed of Conveyance:
3. Charges for mutation and separate assessment of the Apartment, mutation fee, if any, and other miscellaneous charges in relation to mutation;
4. Interest Free Sinking Fund @ Rs.[•]/- per sq.ft of super built-up area.
5. Proportionate share of Stamp Duty, Registration Charges and other charges in connection with the execution and registration of the Deed of Conveyance conveying the Project Common Areas, Amenities and Facilities in favour of the Association.

It may further be noted that failure and/or neglect on your part to register the Agreement for Sale within 30 days of being called upon to do so, shall tantamount to a breach of the understanding and your allotment shall be liable to be cancelled and/or terminated. In the event of such cancellation and/or termination of the allotment, all amounts paid by you save and except the applicable taxes, shall be refunded to you and on and from such date of cancellation, you shall cease to have any right and/or claim over the Said Bungalow.

On your signing of the Agreement for Sale, the Application Form, Allotment Letter and Agreement for Sale would be read together.

This allotment will not create any transfer / assignment in your favour or an agreement to do the same and this allotment is subject to terms and conditions of the Agreement for Sale to be prepared by our project Advocates and to be executed

between us and further payment as per agreed schedule.

Please confirm your acceptance of this offer of allotment by signing on a duplicate of this letter. Acceptance shall not be subject to any conditions whatsoever and conditions (if any) in an acceptance will stand rejected.

For Celica Developers Pvt. Ltd.

Authorized Signatory

For and on behalf of the Applicant

I/We Accept