

Date :

To,

Re: Allotment of Residential Unit No. on the Floor having mutually agreed super built-up area of [●] in the project named “ARYA SKY” to be constructed at premises no. 224 BRIJI EAST, KOLKATA – 700 094.

We are pleased to bring to your kind attention that, in furtherance to your application being Application No. [●] dated [●] pertaining to booking of an Apartment at our project named “ARYA SKY” at Premises No. 224, BRIJI EAST, KOLKATA – 700 094, we are pleased to allot the apartment bearing [●], on the [●]with balcony measuring ___[●]__ sq ft, Unit carpet area of approximately [●] sqft, together with right to park [●] nos. cars in [●] space together with the pro rata share in the Common Areas, Amenities and Facilities in the Project(the “said Apartment”) :

Particulars of Applicant(s)

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

You have agreed to pay the Total Price in terms of the payment schedule agreed upon by yourself. The details of Total Price payable by you for the aforesaid Apartment is as follows :

Consideration Payable	Total
Consideration payable for apartment including right to use car parking	
Other Charges	
Goods and Service Tax	
Total Price (inclusive of Other Charges and applicable taxes)	

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

Sno.	Other Charges
1.	Electricity Connection and Transformer

2.	Diesel Generator Backup
3.	Club Development charges
4.	Association formation charges
5.	Legal expenses
6.	Deposit for Mechanical Car Parking maintenance
6.	Maintenance Deposit for flat (for 12 months @ Rs.2/- psf per month)
7.	Deposit/Charges for KMC rates & taxes (Rs.25/- psf)
8.	CESC Deposit to be payable on actuals.

The Total Price shall be paid by you in accordance to the Payment Plan hereinunder:

<u>PAYMENT SCHEDULE</u>		
Sl. No.	Stages of Payment	% of Payment
1	Application amount/Booking amount	Rs. 750,000/-
2	On Agreement - within 30 days of Application/Booking	10% less 750,000/-
3	On Commencement of Piling	5%
4	On Completion of Piling	5%
5	On Ground Floor Casting	5%
6	On 2nd Floor Casting	5%
7	On 4 th Floor Casting	5%
8	On 6 th Floor Casting	5%
9	On 8 th Floor Casting	5%
10	On 10 th Floor Casting	5%
11	On 12 th Floor Casting	5%
12	On 14 th Floor Casting	5%
13	On 16 th Floor Casting	5%
14	On 18 th Floor Casting	5%

15	On Completion of Brickwork of Unit	10%
16	On Completion of Flooring of Unit	10%
17	On Notice for Possession	10%
	TOTAL	

It may be noted that in addition to the Total Price mentioned hereinabove you shall be further liable to pay the required 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. 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 booking amount and 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 Apartment.

On your signing of the Agreement for Sale, the Application Form, Agreement for Sale and Allotment Letter 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 **EM BYPASS PROJECTS LLP**

Authorized Signatory

For and on behalf of the Applicant

I/We Accept