

SKP/SKA/00\_\_

Dated: \_\_/\_\_/20\_\_

To,  
\_\_\_\_\_

**ALLOTMENT LETTER**

**“Shree Krishna Ashrey”  
88, Satin Sen Sarani, Kolkata-700054.**

**Ref.: Your application dated \_\_\_\_\_.**

**Subject:** Allotment of the following in the building “Shree Krishna Ashrey” at premises No. 88, Satin Sen Sarani, Kolkata-700054:

1. One \_\_ (\_\_\_\_\_) BHK Apartment No. \_\_ at \_\_ Floor containing Carpet Area: \_\_\_\_\_ sq. ft. and exclusive Balcony Area: \_\_ sq. ft. (or Built-Up area \_\_\_\_sq ft or Chargeable Area: \_\_\_\_\_ sq. ft.) for residential use.
2. One Servant Qtr, being Apartment No. SR-\_\_\_\_\_, at \_\_ Floor.
3. Car Parking Space: \_\_\_\_ (\_\_\_\_\_) Nos of Covered Parking Space having Parking No. \_\_ at Ground Floor.

*Dear Sir/Madam,*

It is immense pleasure for us to inform you that on the basis of your acceptance to the representations contained in your application letter dated \_\_\_\_\_ and confirmation and acceptance of the terms, conditions and stipulations contained therein and also in the draft Agreement for Sale in respect thereof, we hereby allot you the aforesaid Apartment at and for a total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only), inclusive GST @ \_\_\_\_% of the said total consideration.

After adjusting Application Deposit of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) paid by you at the time of application expressing your interest to own the said Apartment, a further sum of Rs. \_\_\_\_\_/- (Rupees Eight Lakhs Ninety Four Thousand Eight Hundred and Fifty Nine only) (i.e.,10% of total consideration amount of Rs. \_\_\_\_\_/-, less, Application Deposit of Rs. \_\_\_\_\_/-) stands payable by you at this stage as per the payment plan mentioned hereinbelow. You are, therefore, kindly requested to make payment of the said sum of Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_only) within 15 days from the date of this Allotment Letter to enable us to execute the Agreement for Sale of the said Apartment in your favour. Upon execution of the said Agreement, all the terms and conditions contained therein shall become effective as final.

The payment plan referred to above is as follows:

**INSTALLMENTPAYMENT PLAN**

<u>Timeline</u>	<u>%age</u>	<u>Consideration Amount (Rs.)</u>	<u>GST (Rs.)</u>	<u>Total Price (Rs.)</u>
At or before the execution of Agreement	10%			
On Completion of Foundation work	15%			
On Completion of 1st Floor Casting	10%			
On Completion of 3 <sup>rd</sup> Floor Casting	7.5%			
On Completion of 5 <sup>th</sup> Floor Casting	7.5%			
On Completion of 7 <sup>th</sup> Floor Casting	7.5%			
On Completion of 9 <sup>th</sup> Floor Casting	7.5%			
On Completion of 11 <sup>th</sup> Floor Casting	7.5%			
On Completion of Partition wall of Unit	7.5%			
On Completion of Flooring of Unit	5%			
On Completion of Outside Plaster	5%			
On Possession	10%			
<b>TOTAL</b>				

In addition to the Total sale consideration, as mentioned herein above, you shall also be liable to pay the following charges and deposits together with applicable taxes as per schedule mentioned below:

<b>OTHER CHARGES, EXTRAS &amp; DEPOSITS TO BE PAID BY THE ALLOTTEE</b>		
<b>PARTICULARS</b>	<b>RATES (Rs.)</b>	<b>Schedule of Payment</b>
<b>(A) Extras and Deposits payable on Chargeable Area Basis</b>		
Extra Development Charges for "Club – Upavan".	200/- per sq. ft. + GST	50% on Completion of 12 <sup>th</sup> Floor and 50% on Possession
Air – Conditioning Charges	250 /- per sq. ft. + GST	On Demand.
Generator Connection Charges	50/- per sq. ft. + GST	On Demand.
Corpus Fund for Maintenance	50/- per sq.ft.	On Possession
S. D. for Municipal Rates and Taxes and other misc. expenses or	50/- per sq.ft.	On Possession
Maintenance Charge Deposit	56.64 per sq. ft.	On Possession
<b>(B) Extras and Deposits payable on Lump Sum Basis and not depending on chargeable area</b>		
Mechanical Parking Deposit (in case of MLCP) per system/pallet	1,50,000/- per car system / pallet	On Possession
Association Formation Charge	5,000/- Plus GST per Apartment	On Possession
Legal Charges In Favour of Fox & Mandal, Advocates.	22,000/- (9,000/- on execution of Agreement and balance 13,000/- on Possession)	
TDS Return Charges in favour of (YADUKA & COMPANY)	10,000/- Plus GST	On First Filing of Return
<b>(C) Particulars for which amount is applicable but cannot be quantified now, and hence, to be payable later to the Allottee on Actual Basis at the relevant stage</b>		
Proportionate HT & LT Charges	On Actuals + GST	On Demand
Proportionate share of Common Meter Deposit with CESC Ltd	On Actuals	On demand raised by CESC Ltd.
<b>(D) Particulars for which amount is charged when such event is triggered</b>		
Two-wheeler Parking Deposit	50,000/- per parking	Payable to Association
Late Payment interest	Prime Lending Rate of the State Bank of India plus two percent Plus GST	On Demand

Cheque dishonour charges	Rs. 1,000/- + GST per cheque bounce	On Demand
Nomination Charges	Rs. 150/- per sq. ft. (after the lock in period of 12	When Applicable
Extra Chares for Any Changes in specification		
Rule 26 Charges for getting changes sanctioned		
Fit-out Charges for doing interior works before completion		

GST and other taxes, if any and as and when levied, is payable as and wherever applicable at the rate prevailing at the time when the same becomes due and payable.

We thank you for showing interest in our Project **“Shree Krishna Ashrey”, 88, Satin Sen Sarani, Kolkata- 700054.**

In case you need any further clarification, you are welcome to contact Shiksha Bajaj/Jaikisan Poddar in our office. Contact Nos.:\_(033)4005-1230/3998.

Thanking you and assuring you best of our services at all times.

Yours faithfully,

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DIPAK YADUKA  
PARTNER & AUTHORISHED SIGNATORY

*Our Bank Account details for making NEFT / RTGS payments:*

*Account Holder: SHREE KRISHNA PROJECTS*

*Account No.: 13032320000674*

*Account Type :*

*Bank Name: HDFC Bank, Statesman House Branch, Kolkata(City)*

*IFS Code: HDFC0001303*

***Terms and conditions of this Allotment:***

1. This allotment is subject to realization of the entire booking amount / earnest money as mentioned herein above. Time for payment is the essence of this allotment.
2. The Application deposit paid by the Allottee(s) shall be adjusted with the booking amount.
3. If the Allottee(s) fails to execute and return the Allotment Letter within 15(Fifteen) days from the date of dispatch of written intimation from SHREE KRISHNA PROJECTS (hereinafter **the FIRM**), in that event the FIRM shall have unilateral rights and liberty to cancel this allotment and also have the right to re-allot/re-transfer the Apartment(s) and/or other Space(s) hereof to any other person without any further intimation to the Allottee(s) in respect thereof. In the event of Cancellation, Cancellation policy of the FIRM, as mentioned in the Application Letter, shall be applicable.
4. The Allottee(s) has/have gone through and agreed to abide by all the rules, regulations, terms and conditions, bye-laws of the FIRM and as mentioned in the draft Agreement for Sale.
5. Saving and excepting the particular Apartment(s)and/or Space(s) allotted to the Allottee(s), the Allottee(s) shall have no claim or right of any nature or kind whatsoever in respect of other Apartment(s)/Parking Space(s) or unsold Apartment(s), open spaces, parking places, lobbies, staircases, lifts, terraces, roofs, spaces for recreational facilities, [excepting what has been allotted herein and also by an Agreement for Sale to the Allottee(s)] .
6. The Demand Letter issued by the FIRM to the effect that instalment has become due, as stated above, shall be final and binding on the Allottee(s). It is made clear that time for payment is the essence of this Allotment. In exceptional circumstances, the FIRM may in its sole discretion condone the delay in payment by charging interest at the rate equivalent to the prevailing Prime Lending Rate of the State Bank of India plus two percent.
7. That the Allottee(s) agree and undertake that he/she/they shall, after taking possession or receiving deemed possession of the said Apartment, as the case may be or at any time thereafter, have no objection to the FIRM constructing or continuing with the construction of the remaining structures in the Building/Complex in accordance with the applicable laws.

**THANK YOU**