

**ALLOTMENT LETTER**

Date - XXXX

Customer ID ECM1-XXX

Name & Address of the Customer

XXXXXX XXXX  
XXXXXXXXXXXX  
XXXXXXXXXXXX  
XXXXXXXXXXXX

Dear Sir/Madam,

**Sub : Allotment of 2BHK at EDENCITY MAHESHTALA**

We are pleased to inform you that 2BHK Apartment No. --- on the -- Floor of **TOWER** -- having carpet Area of 507 SFT and exclusive balcony area of 19 SFT (more or less) along with right to use of **XXXX** Space at EDEN CITY MAHESHTALA Housing Project located at HOLDING NO.B1-90/A/1/NEW,,BUDGE BUDGE TRUNK ROAD,P.O.- SARENGABAD,DIST-24 PGS(S),700137,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	GST @ 18% on 2/3 rd of Apartment Value (Rs)	Total sum payable incl GST (Rs)
1	Application Money	Amount Received	On Application	0	0	0
2	Allotment	Due on before -- days from the date of letter	20% of apartment price less applicant money already paid	0	0	0
3	1st Installment	10% on Completion of Piling	10% of apartment price	0	0	0
4	2nd Installment	10% on 1st Floor Slab Casting	10% of apartment price	0	0	0
5	3rd Installment	10% on 4th Floor Slab Casting	10% of apartment price	0	0	0
6	4th Installment	10% on 8th Floor Slab Casting	10% of apartment price	0	0	0
7	5th Installment	10% on 12th Floor Slab Casting	10% of apartment price	0	0	0
8	6th Installment	10% on Roof Slab Casting	10% of apartment price	0	0	0
9	7th Installment	10% on Completion of Brickwork	10% of apartment price	0	0	0
10	8th Installment	5% on Completion of Plaster Works	5% of apartment price	0	0	0
11	9th Installment	Balance Amount on Possession	5% of apartment price	0	0	0
		<b>TOTAL</b>	<b>100%</b>	<b>0</b>	<b>0</b>	<b>0</b>

**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 @ 18% on 2/3 rd of Basic Parking Value (Rs)	Total Sum payable incl. GST (Rs)
1					
		<b>TOTAL</b>			

**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
		<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>

**5. Payment of Caution Deposit (Refundable to RWA):-**

Sl.No.	Particulars	Becomes Due	Amount (Rs)
1	On Allotment money Refundable (50%)	Due on before -- days from the date of letter	0
2	On possession Caution Deposit (Refundable) - 2BHK (50%)	On Possession	0
	<b>TOTAL</b>		<b>0</b>

**6. Other Dues Payable on Possession:**

Sl.No.	Particulars	Sums Fallen Due	Amount (Rs)	GST @ 18%(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 Year & 2nd Year	On Possession	0	0	0
	<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>

**Thus, the total basic sum due on Allotment, Club Membership, Caution Deposit (Refundable), Completion of Piling, 1st Floor Slab Casting, 4th Floor Slab Casting, 8th Floor Slab Casting 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-escalable and includes cost of 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 as annexed hereto.
12. Please send your remittance by Pay Order / Demand Draft / A/c Payee Cheque in favour of "**EDEN REAL ESTATES PRIVATE LIMITED**" payable at Kolkata.
13. Your Customer Identity Number is **ECM1-XXXXXX** and henceforth, please quote your Customer Identity Number as reference for your future payments and correspondence.
14. This letter, along with the General Terms and conditions annexed hereto, is being sent to you in duplicate, Please sign 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,

**For EDEN REAL ESTATES PVT. LTD.,**

**Authorized Signatory**

GSTIN No: 19AABCE6856A1ZQ

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 Joint Allottee)

Place: \_\_\_\_\_

Date : \_\_\_\_\_

Customer ID ECM1-XXXX

MR. X

**ANNEXTURE FORMING PART OF THE ALLOTMENT LETTER**

**Total Sum Payable:**

SL No	Particulars	Payment Plan		Final Payment Plan	
		Basic Value Amount (Rs.)	Incl. GST Amount (Rs.)	Basic Value Amount (Rs.)	Incl. GST Amount (Rs.)
1	<b>Towards Apartment Value</b>				
	Application money paid on booking	0	0	0	0
	Allotment	0	0	0	0
	1st Installment due on 10% on Completion of Piling	0	0	0	0
	2nd Installment due on 10% on 1st Floor Slab Casting	0	0	0	0
	3rd Installment due on 10% on 4th Floor Slab Casting	0	0	0	0
	4th Installment due on 10% on 8th Floor Slab Casting	0	0	0	0
	5th Installment due on 10% on 12th Floor Slab Casting	0	0	0	0
	6th Installment due on 10% on Roof Slab Casting	0	0	0	0
	7th Installment due on 10% on Completion of Brickwork	0	0	0	0
	8th Installment due on 5% on Completion of Plaster Works	0	0	0	0
	9th Installment due on Balance Amount on Possession	0	0	0	0
2	<b>Towards Club Membership</b>				
	Club Membership (Due on Allotment money)	0	0	0	0
	Club Membership on possession	0	0	0	0
	Club Subscription on possession	0	0	0	0
3	<b>Towards Caution Deposit (Refundable)</b>				
	Caution Deposit (Refundable) (Due on Allotment money)	0	0	0	0
	Caution Deposit (Refundable) on possession	0	0	0	0
4	<b>Association Formation Charges</b>				
	Association Formation Charges on possession	0	0	0	0
5	<b>Diesel Generator &amp; Back-up</b>				
	Diesel Generator & Back-up on possession	0	0	0	0
6	<b>Documentation Charges</b>				
	Documentation Charges on possession	0	0	0	0
7	<b>Maintenance Charges 1st Year &amp; 2nd Year</b>				
	Maintenance Charges 1st Year & 2nd Year on possession	0	0	0	0
8	<b>Reimbursement of Electricity &amp; Transformer Charges &amp; Cabling Charges</b>				
	Reimbursement of Electricity & Transformer Charges & Cabling Charges on possession	0	0	0	0
	<b>TOTAL AMOUNT PAYABLE TOWARDS THE PROPERTY</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Note: Stamp Duty, Registration charges and any other statutory charges for registration of the Deed of Conveyance of the respective apartments- to be paid as & when called for.

For **EDEN REAL ESTATES PVT. LTD.**

**Authorized Signatory**