

Date:

Applicant Name.

Co- Applicant-

ALLOTMENT LETTER

Sub: Allotment of Flat (...BHK) having a carpet area Sq.Ft. at IDEAL ROYALE, 177 Manicktala Main Road, Kolkata, West Bengal, India, PIN-700054

Ref: Customer Code: IRO-.....

Dear Sir/Madam,

This is in response to your application dated May

Subject to realization of the Cheque or Draft of Rs..... /- (Rupees:) paid by you as **Booking Money**, we are pleased to allot you Flat (.... BHK) at IDEAL ROYALE, 177 Manicktala Main Road, Kolkata, West Bengal, India, PIN-700054, for an agreed consideration of **Rs...../-** (Rupees:) (**Agreed Consideration**), payable as per attached payment plan, on the terms and conditions of sale contained in our standard Agreement for Sale. The Agreed Consideration includes 1& 1car parking space, of the type you have applied for.

You have the right to opt out of booking by communication in writing, within 15 (fifteen) days from the date of booking and in such event, after deducting 1% (one percent) of the Agreed Consideration as forfeiture charge, we shall refund to you the balance of the Booking Money, if any (without any interest or damages) and this Allotment Letter shall automatically stand withdrawn and cancelled.

The above allotment is subject to the agreed terms and conditions mentioned in the standard Agreement for Sale, given to you.

On your signing the standard Agreement for Sale, this Allotment Letter will automatically be replaced by the standard Agreement for Sale.

Thanking you,

Yours faithfully,
For **Ideal Real Estates Pvt. Ltd.**

(Authorized Signatory)

Payment Schedule

Allotment Date :

Customer Code : IRO-.....
 Customer Name : **Mrs.**
 Co- Applicant- **Mr.**

PRICE DETAILS:

Sl. No.	Description	Rate Per Square Feet (In INR)	Amount (In INR)
A.	Unit Price:		
	a) Cost of Unit b) Cost of exclusive balcony or verandah areas c) Cost of exclusive Terrace areas d) Proportionate cost of Common Areas with external wall thickness etc.		
	e) Garage/ covered-independent/covered-dependent/open-independent/open-dependent/multi-level/two-wheeler <hr/> Sub-Total		
B.	Other Charges: (a) Interest Free advance common area maintenance charges for 12 months (b) Maintenance Deposit for Sinking Fund (c) Contribution for becoming Member of the Association. (d) Legal/documentation Charges per Apartment. This shall include documentation charges and exclude registration/commissioning charges, stamp duty and registration fees, which shall be paid extra by the Allottee at actuals. (e) Miscellaneous charges per Apartment. <hr/> Sub-Total	(a) _____ (b) _____ (c) _____ (d) _____ (e) _____ <hr/>	
C	Total GST		
	Total Price (A + B+C)		

THE TOTAL PRICE SHALL BE PAID BY THE ALLOTTEE IN THE FOLLOWING MANNER:

Sl. No.	Stages of Payment	% of Payment	Amount
1	Booking Amount	10% of Unit Price + GST (Rs 2 lakhs + 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 60 days of Application/Booking	40% of Unit Price+ GST	
3	On Completion of 20th Floor Roof Casting	10% of Unit Price+ GST	
4	On Completion of Roof Casting	10 % of Unit Price + GST	
5	On Completion of Brickwork of respective Unit	10% of Unit Price + GST	
6	On Completion of Flooring of respective Unit	10% of Unit Price+ GST	
7	On Notice for Possession	10 % of Unit Price + Association formation + Legal Fees + Miscellenous Fees + Maintanance Deposit + Advance Maintanance Charges + GST	

For **Ideal Real Estates Pvt. Ltd.**

Authorized Signatory