

**ALLOTMENT LETTER**

Date :

To

Customer ID No.

Dear Sir/Madam,

Re : Provisional allotment of Apartment No. \_\_\_\_\_ having carpet area of \_\_\_\_\_ Square feet approx on the Floor situated in Building No. \_\_\_\_\_ in the residential project known as "ARONYONEER" situated at Plot No.5,15, Mouza :Dwaranda, J.L. No. 129, District: Birbhum, Police Station: Illambazr the State of West Bengal .

With reference to your application dated \_\_\_\_\_ for provisional allotment ("Allotment") of the property, we are pleased to inform you that the "Property" has been provisionally allotted to you on the following terms and conditions :

1. **Details of Property :**

Apartment No.	Floor No.	Building No.	Carpet Area (Sqft)

2. **Price & Payment Schedule and Extra Payments :**As stated in the Schedule A hereunder.

3. You vide your application dated \_\_\_\_\_ opted for **INSTALMENT PAYMENT PLAN / DOWN PAYMENT PLAN**

4. We are also pleased to enclose a copy of the Agreement for Sale ("AFS") for your perusal which you need to execute with us within 30 (thirty) days from the date of this Allotment Letter, i.e by ("Due Date"). The AFS has been drafted by the Solicitor/Advocate appointed by the Company;

**Trikal Contractors & Developers**  
5N, Level 5, White Tower, 115, College Street, Kolkata - 700012. India.  
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*Badip Kumar Nandi*  
Partner



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no request for any changes whatsoever in the AFS shall be entertained unless such changes are requested to cure typographical or arithmetical error.

5. For your ready reference we have set out below the activities you need to strictly comply within the Due Date :
  - (i) Sign all the pages of the AFS and return the same to us within 30 days from the date of issuance of Allotment Letter
  - (ii) Pay the Allotment Money within 30 days from the date of issuance of Allotment Letter.
  - (iii) Pay the requisite legal expenses including stamp duty charges and registration cost as applicable and payable by the Allottees for the execution of the AFS.
6. The Allotment of the Property shall be governed by the provisions of AFS.
7. The Property shall be deemed to have been provisionally allotted to you only when within 30 (thirty) days from the date of this Allotment Letter (i) the duplicate copy of this Allotment Letter duly signed by you is sent to us, (ii) the AFS is executed by you; and (iii) the Allotment Money as indicated in the **enclosed** Schedule A is paid to us. In case you fail to adhere to the above timeline in fulfilling all the conditions mentioned above, you will be deemed to be a defaulter and we shall issue a notice to you asking to comply with the conditions within 30 (thirty) days from the date of notice, failing which your Application dated \_\_\_\_\_ and this Allotment Letter will stand cancelled and you have to make fresh Application for an Apartment (if then available) at the Price prevailing.
8. The timely payment of all installments and the continued compliance by you of the provisions of the AFS shall be the essence of the Allotment.
9. Please quote your Customer ID, as set out herein in all your future correspondences with us.
10. We reserve the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any conditions and/or restrictions imposed by the authorities concerned or any change and/or amendment or levy of any applicable laws etc. and you shall be deemed always to have consented to such changes or amendments in the terms and conditions.

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11. The allotment of the Property shall be provisional and shall remain so till such time a formal Transfer/Conveyance Deed for transfer of the same is executed and registered in your favour.

We look forward to a meaningful association with you.

Thanking You  
Yours faithfully

For Trikal Contractors & Developers

TRIKAL CONTRACTORS & DEVELOPERS

Partner

*Pradip Kumar Nandi*  
Partner

Enclosed :Schedule A& Agreement for Sale ( AFS )

I/We hereby accept the above terms and conditions.

.....  
**Sole/First Allottee**

Date :

Place:

.....  
**Joint Allottee**

Date :

Place :

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**SCHEDULE A**  
**(Price & Payment Schedule and Extra Payments)**

Apartment No.  
Carpet Area of the Apartment  
Area of Exclusive Balconies & other Exclusive Area of the Apartment  
Proportionate Share in the Common Area  
Preferential Location Charges (if any)  
Total Consideration  
GST (at applicable rate)  
**Total Price**

**INSTALMENT PAYMENT PLAN**

Particulars	Amount ( Rs )
<b>On Allotment 5.00%</b>	
Execution of the Agreement for Sale 10.00%	
On Completion of Foundation 15.00%	
On Casting of Ground Floor Slab 20.00%	
On Casting of 1st Floor Slab 20.00%	
On Commencement of Internal Plastering Works 10.00%	
On Commencement of External Plastering 10.00%	
On Possession 10.00%	
<b>Total Payments 100.00%</b>	

**DOWN PAYMENT PLAN**

Particulars	Amount ( Rs )
<b>On Allotment 10.00%</b>	
Execution of the agreement for sale (within 30 days of booking) 80.00%	
On Possession 10.00%	
<b>Total Payments 100.00%</b>	

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Partner

Note:

1) All instalments to be paid within fourteen days from the date of receipt of Demand Notice being given to the Allottees by the Promoters and in default to pay interest at the rate of 15% per annum on all sums becoming due which the Allottees fails to pay to the Promoters in terms hereof. This will be without prejudice to the other rights of the Allottees and the Promoters herein.

2) All Cheques to be issued in the name of TRIKAL CONTRACTORS & DEVELOPERS. Separate cheques would have to be made for proportionate total consideration and GST levied thereon.

3) It is made clear that GST on total consideration of the said Unit shall be applicable at the rates as may be notified by the authorities from time to time.

4) Before taking possession, the entire payments as stated in this Schedule and other additional payments required to be made for additional work conducted, are to be paid by the Allottees along with the last instalment.

5) **EXTRA PAYMENTS:**

**A) Other Charges :** to be paid by the Allottees before taking over possession of the said Apartment:

a) Actual Electricity Deposit and Electricity Service Connection Charges payable for obtaining individual electric connection & meter for the said apartment as may be payable to the WBSEDCL

b) Proportionate share of Electricity Deposit and Electricity Service Connection Charges payable to the WBSEDCL for the common electric connection & meter required for the individual Building and the common area , infrastructure and facilities and amenities of the Project.

c) Legal and documentation Charges for drafting legal documents and managing registration and related matters : Rs. 25,000/-

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**B) Advances and Deposits:** to be paid by the Allottees before taking over possession of the said Apartment:

a) Interest free **CORPUS DEPOSIT** as Sinking Fund on account of maintenance @ Rs. 75.00 (Rupees Seventy- Five only) per square feet of the total area as mentioned in Clause 2.0 above and the cheque in the name of TRIKAL CONTRACTORS & DEVELOPERS for the same to be handed over by the Allottee to the Promoter before taking possession of the Apartment as and when called upon to do so by the Promoter. The Income of the corpus so earned will be utilized for the maintenance common area , infrastructure and facilities and amenities of the Project. The Promoters will transfer the said Sinking Fund without any interest to the Maintenance Association / Company once it is formed and registered. The Sinking Fund collected from each Allottee will remain credited to the account of such Allottee in the records of Promoter and subsequently to the said Maintenance Association / Company.

b) Interest free **MAINTENANCE SECURITY DEPOSIT** equivalent to 1-year maintenance charges @ Rs. 3.00 (Rupees Three only) plus GST per square feet of the total area as mentioned in Clause 2.0 above and the cheque in the name of TRIKAL CONTRACTORS & DEVELOPERS for the same to be handed over by the Allottee to the Promoter along with GST at the rates as applicable at the relevant point of time towards the maintenance cost of the common area , infrastructure and facilities and amenities of the Project as and when called by Promoters to do so (but before taking possession of the apartment).

b.1) This is a non-refundable deposit and the Allottee is not absolved from making monthly payment of maintenance expenses of the project and is liable to pay maintenance charge every month from the date of having taken possession of the apartment.  
of the Unit beside paying the maintenance deposit.

b.2) Any surplus if remaining with the Promoter on account of the maintenance security deposit, stated above, the Promoter will hand over such excess deposit to the Maintenance Association/ Company upon its formation provided there shall be no default on the part of the Allottee in making payment as mentioned hereinbefore.

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