

Date: .....

**Applicant Name.** .....

Co- Applicant- .....

**ALLOTMENT LETTER**

**Sub: Allotment of Flat .... (...BHK) having a carpet area ..... Sq.Ft. at *IDEAL AURUM*, Mouja Kumrakhali, Holding Number 116, Ukila 2, Sonarpur Station Road, Kolkata – 700103**

**Ref: Customer Code: IAUR-.....**

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 AURUM*, Mouja Kumrakhali, Holding Number 116, Ukila 2, Sonarpur Station Road, Kolkata, PIN-700103, 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 .....& 1 .....car 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of the Booking Money, if any (without any interest or damages) and this Allotment Letter shall automatically stand withdrawn and cancelled.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 Aurum Nirman LLP.**

(Authorized Signatory)

## Payment Schedule

Allotment Date : .....

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

### PRICE DETAILS:

Apartment No. _____ Type _____ Floor _____ Total Carpet Area (sq. ft.) _____ Total Exclusive Balcony / Verandah / Terrace Area (sq. ft.) : _____ Total Exclusive Servant Quarter / Store Area (sq. ft.) : _____ Total Built Up Area (sq. ft.) : _____ Total Chargeable Area (sq. ft.): _____ Type of Parking earmarked: _____	
<b>Particulars</b>	<b>Amount (Rs.)</b>
(A) Consideration for the Apartment inclusive of cost of (i) exclusive balcony / verandah / terrace, (ii) servant quarter / store and (iii) proportionate share of Common Areas.	
(B) Consideration for Parking (lump sum)	
(C) Total Consideration of Apartment = (A) + (B)	
(D) Add: GST @12% on (C)	
(E) TOTAL PRICE = (C) + (D)	

  

F	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. <div style="text-align: center; margin-top: 10px;"> <hr style="width: 80%;"/>                     Sub-Total                 </div>	(a) _____ (b) _____ (c) _____ (d) _____ (e) _____ <div style="text-align: center; margin-top: 10px;"> <hr style="width: 80%;"/> </div>
G	Total GST	
	<b>Total Price (E+F+G)</b>	

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	Piling	10% of Unit Price+ GST	
3	On Completion of Ground Floor Casting	10% of Unit Price+ GST	
4	On Completion of 3 <sup>rd</sup> Floor Casting	10 % of Unit Price + GST	
5	On Completion of 6 <sup>th</sup> Floor Casting	10 % of Unit Price + GST	
6	On Completion of 9 <sup>th</sup> Floor Casting	10 % of Unit Price + GST	
7	On Completion of 12 <sup>th</sup> Floor Casting	10 % of Unit Price + GST	
8	On Completion of Roof of the respective Unit	10% of Unit Price + GST	
9	On Completion of Flooring of respective Unit	10% of Unit Price+ GST	
10	On Notice for Possession	10 % of Unit Price + Association formation + Legal Fees + Miscellaneous Fees + Stamp Duty for Registration + Registration Fee + Maintanance Deposit + Advance Maintanance Charges + GST	

For **Ideal Aurum Nirman LLP.**

Authorized Signatory