



ROY ENTERPRISE AND DEVELOPER

Prop: Sujan Roy

Mob: 8320300592

Duttapukur, Chandrapur,

Date: North 24 Parganas, Pin 743248

ALLOTMENT LETTER

Ref..... To.....

Date...

Mr./Mrs./Miss _____

Address: _____

E-mail id: _____

Ref.: Application No. _____ Dated _____

Sub: Allotment of Apartment No _____ on _____ In the project known as
" _____ " situated at _____.

Dear Sir/Madam,

We hereby allot you _____ on _____ floor (hereinafter referred to as the Apartment / Row Villa / Individual Villa) in our proposed building to be constructed known as "Sadhna Apartment" situated at 21S Paikpara, Raja Manindra Road, Kolkata, West Bengal 700037 PS Chitpur for the total consideration of Rs.

_____ (Rupees
_____ Only). We have received a sum of
Rs. _____ /- (Rupees _____ Only)
as booking money in respect of the above referred apartment. Details of the same are as follows:

Sl. No.	Date	Cheque No.	Bank Name	Branch	Amount
1					
Total					

Project is registered as per the provisions of WBHIRA with the Real Estate Industry Regulatory Authority at under No. _____.

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2017, (as amended up to date) on terms



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Necessary stamp duty and

Date...

and conditions, which may contain therein. You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and

Ref..... registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

1. All the terms and conditions mentioned in the Agreement to sale document which as per HIRA Act and personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure - A attached herewith.
3. The sale consideration of the Unit is Rs. _____ /- (Rupees _____ only), including consideration for exclusive balcony and preferred location charges, if any, (hereinafter referred to as "Basic Sale Consideration of Unit").
4. The Basic Sale Consideration of Unit does not include and thus, the Allottee(s) shall additionally bear and pay following taxes, charges, deposits, etc (hereinafter referred to as "Additional Payments"):
 - a) One month maintenance charges: Rs. _____ /- (Rupees _____ only);
 - b) Association Formation Charges: Rs. _____ /- (Rupees _____ only);
 - c) Interest Free Maintenance Security (IFMS): Rs. _____ /- (Rupees _____ only);
 - d) Preferential Location Charges (PLC): Rs. _____ /- (Rupees _____ only);
 - e) External Electrification Charges: Rs. _____ /- (Rupees _____ only);
 - f) Power Backup Facility Charges: Rs. _____ /- (Rupees _____ only);



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g) Legal and Administrative Charges: Rs. _____ /- (Rupees _____ only);

Ref..... h) GST: Rs. _____ /- (Rupees _____ only);

Date...

i) Insurance of Project Land and Project: Rs. _____ /- (Rupees _____ only);

j) Society formation Charges: Rs. _____ /- (Rupees _____ only);

5. The aggregate of Basic Sale Consideration of Unit and Additional Payments in respect of the Unit is Rs. _____ /- (Rupees _____ only), which shall hereinafter be referred to as "Total Payable Amount".
6. The Allottee(s) is aware that the Total Payable Amount is inclusive of the booking amount, GST or any other similar taxes levied in connection with the construction of the Project upto the date of handing over of possession of the Unit, cost of internal/external development charges and the cost of providing all facilities, amenities, specifications within the Unit and the Project and more specifically detailed in Annexure - A annexed herewith.
7. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
8. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
9. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
10. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Kolkata alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a sole arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.



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Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:

Ref..... Phone No.:

Email:

Date...

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For M/s _____

We confirm and accept

Partner

Bank Details are as under -

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	



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Annexure A (Payment Details)

Prop: Sujan Roy
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Duttapukur, Chandrapur,
North 24 Parganas, Pin 743248

Ref..... > **Payment Schedule**

Date...

INSTALLMENT PAYMENT PLAN		
Sl.No.	Time of Payment	% of Sale Consideration
1.	Booking Amount	20 % of Basic Price
2.	On Excavation Work	15% of Basic Price
5.	On Casting of 1st Floor Roof Slab	15% of Basic Price
6.	On Casting of 2 nd Floor Roof Slab	15% of Basic Price
7.	On Casting of 3rd Floor Roof Slab	15% of Basic Price + 50% of Other Charges
8.	On Casting of 4 th Floor Roof Slab	15% of Basic Price
13.	At the time of possession	5 % of Basic Price + IFMS
	TOTAL	100 %