ALLOTMENT LETTER

Date : xx/xx/xxxx

\<Name of the customer\>
\<Address\>
\<Contact No.\>

Ref: Allotment No.: \<**Application/ Reference No.**\>

Applicant Form No.: \<**Application form No.**\>

Dear Sir / Madam,

Warm Greetings! Congratulation.

A Grand Welcome to "**Bougainvillas**".

Pursuant to the receipt of your Application referred above and relying on your confirmations, representations and assurances to abide by all the terms, conditions and stipulations mentioned in the Application Form signed and accepted by you, we are pleased to inform you that a 'Unit' in "**Bougainvillas''** has been allotted to you as per the details given below on the term and conditions mentioned hereinafter:

1. UNIT DESCRIPTION

a)	Unit Category	xxx BHK Bungalow
b)	Land Area of Unit	xxx Cottah
c)	Built Up Area of Unit (Sq.ft)	xxx
d)	Lawn and Open Area (Sq.Ft.)	xxx
e)	Bungalow No.	xxx
f)	Cluster	xxx
g)	Car Parking Space	xxx

2. SALE PRICE AND PAYMENT SCHEDULE (Kindly refer to Annexure – A)

a)	Sale Price including Car parking (if any):	**Rs. xxx** /-
b)	Application Money Received:	**Rs. xxx /-**

3. The allotment of the bungalow is subject to the adherence and fulfilment of all the terms and conditions as mentioned in the allotment letter as well as in the Application Form. It is hereby clarified that the allotment letter of the bungalow shall be governed by the provisions of this allotment letter as well as by the provisions of the Application Form and that such Application Form shall be at all times be read and construed as part and parcel of this allotment letter.

4. The above sell price does not includes Advance maintenance charges, Corpus deposit, Legal charges, Generator fees, Transformer charges, Stamp duty, Registration fee, Utility deposit (to be made to the concern government agencies / service provider on actuals) and GST, other taxes, duties and levies as fully and particularly mentioned in the **payment schedule** - annexed herewith and marked as "Annexure – A".

5. We have annexed herewith and marked as "Annexure - B", the details cost structure and payment schedule of Other Charges to be paid by the Allotee.

6. We have annexed herewith the **Demand Letter** for the balance of Booking Money in conformity with the payment schedule. You are requested to make the prompt payment of the balance of the Booking Money.

7. We have annexed herewith the **Demand Letter** for Agreement Money in conformity with the payment schedule. You are requested to make the prompt payment of the Agreement Money. The agreement will be signed after the payment of both Booking Money and Agreement Money in full.

8. All payment except Legal Charges should be made by way of Demand Draft / Crossed Cheque / Pay Order / NEFT / RTGS / Favouring "**NAME OF THE DEVELOPER**", Payable at Kolkata.

9. This allotment is provisional and is subject to your making punctual payment at all amounts in the manner mentioned in the payment schedule and your compliance with the terms of the Allotment Letter and application form.

10. The payment of instalments in confirmative with the payment schedule and the performance, observance and compliance of all the provisions of Application Form by you shall be essence of this allotment.

11. Kindly note that expressions 'Allotment', wherever used herein, shall allow mean provisional allotment will remind so till such time a formal agreement for sale for the unit is executed in pursuance of the terms of the Agreement as per the format of Housing Industry regulatory Act 2017. Kindly note farther that the execution of agreement shall be subject to your making payment of the Booking Money and Agreement Money and submission of necessary KYC Documents.

12. Please acknowledge the receipt of the Allotment Letter by signing at the designated place on the duplicate/counter part of this Allotment letter and mail the same to the below mentioned address so as to reach us within fifteen days.

13. Please submit the necessary KYC (Know Your Customer) documents in accordance with the directions stated in the Application Form, if not submitted already.

14. For outstation cheques, the application charges will be as applicable and the same shall be Bourne by the Allotee.

15. Kindly complete your KYC compliance by furnishing necessary details at the earliest in order to avoid delay in execution of Agreement for Sale with respect to the Unit.

Please feel free to contact <**NAME OF DEVELOPER SALES REPRESENTATIVE**> **at <CONTACT NO.> for assistance.**

Thanking you and assuring you of our best services at all times.

Yours Sincerely,

Authorised Signatory

<DEVELOPER NAME>,

CIN NO. <DEVELOPER CIN NO.>

PAN : <PAN NO.>

Acknowledge by:

_____   _____

Signature of Allotee   Signature Joint Allotee

ANNEXURE – A

Payment Schedule

XXX BHK Bungalow

SALE PRICE – XXX/-

Sl. No.	Event	Amount (Rs.)
1	Application Money	XXX/-
2	Allotment Money	XX% + GST (Less Application Money)
3	Agreement Money	XX% + GST
4	Completion of Foundation	XX% + GST
5	Completion of Ground Floor Roof Casting	XX% + GST
6	Completion of First Floor Roof Casting	XX% + GST
7	Completion of Brickwork	XX% + GST
8	Completion of Flooring	XX% + GST
9	Completion of POP	XX% + GST
10	Possession	XX% + GST

ANNEXURE – B

Sl. No.	Other Charges	Payment Schedule	Amount (Rs.) (Excluding GST)	Amount (Rs.) (GST)	Amount (Rs.) (Including GST)
1	Advance Maintenance Charges (12 months @ Rs. X/- p.m. on BA) - Adjustable	50% along with Agreement and 50% at the time of Handover	At Actual	At Actual	At Actual
2	Corpus Deposit (24 months Maintenance Chg.)	50% along with Agreement and 50% at the time of Handover	At Actual	At Actual	At Actual
3	Legal Charges (1% of Sale Price)	50% along with Agreement and 50% at the time of Handover	At Actual	At Actual	At Actual
4	Generator Fee & Transformer Fee (3% of Sale Price)	50% along with Agreement and 50% at the time of Handover	At Actual	At Actual	At Actual
5	Club Registration Fee (3% of Sale Price)	50% along with Agreement and 50% at the time of Handover	At Actual	At Actual	At Actual
6	Stamp Duty & Registration Chg.	As and when demand by	At Actual	At	At Actual

	(As per Govt. norms)	the Company		Actual	
7	Utility Deposit, Other Taxes, Duties (If Any)	As and when demand by the Company	At Actual	At Actual	At Actual

_____   _____

Signature of Allotee   Signature Joint Allotee