



**ALLOTMENT LETTER  
"BODHI"**

**75, PANDIT MADAN MOHAN MALAVIYA SARANI  
KOLKATA – 700 020**

Re: Your Application Dated dd/mm/yyyy

Subject: Allotment of following in the building "**Bodhi**" at premises no. 75, Pandit Madan Mohan Malaviya Sarani, Kolkata – 700 020.

1. One \_\_\_\_ (\_\_\_\_\_) BHK Apartment No. \_\_\_\_ at \_\_\_\_\_ Floor containing Carpet Area: \_\_\_\_\_ Sq. Ft. and for residential use.
2. One Servant Quarter being Apartment No. SQ-\_\_\_\_\_ at 1<sup>st</sup> Floor.
3. Car Parking Space: \_\_\_\_\_ (\_\_\_\_\_) Nos. of Covered Multilevel Car Parking Space having Parking No. \_\_\_\_\_ at Ground Floor.

*Dear Sir / Mam*

Thank You very much for purchasing your dream home at 'Bodhi', 75, Pandit Madan Mohan Malaviya Sarani, Kolkata – 700 020.

We confirm you the allotment of the abovementioned unit as per the terms & conditions mentioned in the enclosure annexed hereto and marked with the Letter "**A**".

We acknowledge the receipt of the Allotment Money of a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) being 10% of the total consideration value of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only). The allotment money shall be adjusted against the total consideration payable towards the said unit, post adjustment of applicable GST.

We shall be pleased to execute Agreement for Sale in respect of the Unit within 15 (Fifteen) days from the date of this allotment letter. Thereafter, balance consideration is to be paid as per the schedule of payment as enclosed with this letter and marked with the letter "**B**".



*Terms and Conditions of this Allotment:*

1. This allotment is subject to realization of the entire booking amount/earnest money as mentioned herein above. Time for payment is the essence of allotment.
2. The application deposit paid by the Allottee(s) shall be adjusted with the booking amount.
3. If the Allottee(s) fail to execute and return the Allotment Letter within 15 (fifteen) days from the date of dispatch of written intimation from Swastik Projects Private Limited (hereinafter the **COMPANY**), in that event the COMPANY shall have unilateral rights and liberty to cancel this allotment and also have the right to re-allot / re-transfer the Apartment(s) and/or other Space(s) hereof to any other person without any further intimation to the Allottee(s) in respect thereof. In the event of Cancellation, Cancellation policy of the COMPANY, as mentioned in the Application Letter, shall be applicable.
4. The Allottee(s) has/have gone through and agreed to abide by all the rules, regulations, terms and conditions, bye-laws of the COMPANY and as mentioned in the draft Agreement for Sale.
5. Save and except the particular Apartment(s) and/or Space(s) allotted to the Allottee(s) and/or the Allottee(s) shall have no claim or right of any nature or kind whatsoever in respect of other Apartment(s)/Parking Space(s) or unsold Apartment(s), Open Spaces, parking places, lobbies, staircases, lifts, terraces, roofs, spaces for recreational facilities [excepting what has been allotted herein and also by an Agreement for sale to the Allottee(s)].
6. The Demand Letter issued by the COMPANY to the effect that instalment has become due, as stated above, shall be final and binding on the Allottee(s). It is made clear that time for payment is the essence of this Allotment. In exceptional circumstances, the COMPANY may in its sole discretion condone the delay in payment by charging interest at the rate equivalent to the prevailing Prime Lending Rate of State Bank of India plus two percent.
7. That the Allottee(s) agree and undertake that he/she/they shall, after taking possession or receiving deemed possession of the said Apartment, as the case may be or at any time, thereafter, have no objection to the COMPANY constructing or continuing with the construction of the remaining structures in the Building / Complex in accordance with the applicable laws.



<b>PAYMENT SCHEDULE</b>				
TIMELINE	PERCENTAGE	CONSIDERATION AMOUNT	GST	TOTAL PRICE
ON EXECUTION OF AGREEMENT FOR SALE	10% OF TOTAL CONSIDERATION			
ON COMPLETION OF PILING WORK	10% OF TOTAL CONSIDERATION			
ON COMPLETION OF 2 <sup>ND</sup> FLOOR CASTING	10% OF TOTAL CONSIDERATION			
ON COMPLETION OF 4 <sup>TH</sup> FLOOR CASTING	10% OF TOTAL CONSIDERATION			
ON COMPLETION OF 6 <sup>TH</sup> FLOOR CASTING	10% OF TOTAL CONSIDERATION			
ON COMPLETION OF 8 <sup>TH</sup> FLOOR CASTING	10% OF TOTAL CONSIDERATION			
ON COMPLETION OF 10 <sup>TH</sup> FLOOR CASTING	10% OF TOTAL CONSIDERATION			
ON COMPLETION OF BRICKWORK	10% OF TOTAL CONSIDERATION			
ON COMPLETION OF INSIDE PLASTERING OF THE SAID UNIT	10% OF TOTAL CONSIDERATION			
ON NOTICE OF FITOUT (WITHIN 7 DAYS)	10% OF TOTAL CONSIDERATION			

In addition to the total sale consideration, as mentioned herein above, you shall also be liable to pay the following charges and deposits together with applicable taxes as per scheduled mentioned below:



OTHER CHARGES, EXTRAS, & DEPOSITS TO BE PAID BY THE ALLOTTEE		
PARTICULARS	RATES	SCHEDULE OF PAYMENT
LEGAL CHARGES IN FAVOR OF PANKAJ SHROFF & CO. (TO BE PAID 50 % AT THE TIME OF AGREEMENT FOR SALE AND 50% AT THE TIME OF DEED OF CONVEYANCE)	RS. 50,000/- (50% TO BE PAID AT THE TIME OF AGREEMENT & 50% AT THE TIME OF DEED OF CONVEYANCE)	Rs. 25,000/- + GST as applicable (to be paid at the time of agreement) Rs. 25,000/- + GST as applicable (to be paid at the time of deed of conveyance)
TRANSFORMER CHARGES	3 BHK FLAT - RS. 1,00,000/- + GST as applicable DUPLEX- RS. 1,50,000/- + GST as applicable	On Notice of Possession
GENERATOR CHARGES	3 BHK FLAT - RS. 1,50,000/- + GST as applicable DUPLEX - 2,00,000/- + GST as applicable	On Notice of Possession
MAINTENANCE DEPOSIT PER MONTH FOR 12 MONTHS	2/- Per Sq. Ft. Per Month for 12 Months + GST as applicable	On Notice of Possession
SINKING FUND	RS. 100/- PER SQ.FT. + GST as applicable	On Notice of Possession
Nomination Charges	Rs. 100/- Per Sq. Ft. (After 12 Months Lock In Period)	Whenever Applicable

GST and other taxes, if any and as and when levied, is payable as and whenever applicable at the rate prevailing at the time when the same becomes due and payable.



We thank you for showing your interest in our project "Bodhi" 75, Pandit Madan Mohan Malaviya Sarani, Kolkata – 700 020.

You are free to call our General Manager Mr. Sumanta Paul at 033 2280 2523 (P) or 98300 76072 (M) or email us at [info@eruditerealty.com](mailto:info@eruditerealty.com). We shall be happy to assist you.

Thanking you and assuring you best of our service at all the times.

Yours faithfully,

For Swastik Projects Private Limited

*K.C. Kumawat*  
For Swastik Projects Pvt. Ltd.

Director.

Director