

(DRAFT OF ALLOTMENT LETTER)

Ref No.: ATMANRes/Alt/22-23/01

Date: 01.06.22

Place: Guwahati

Sub: Letter of Allotment for Flat No _____ at Atman Residency

Dear Sir/Madam,

We are pleased to allot the above mentioned Residential Flat to you in Our Project – “ATMAN RESIDENCY”. The Residential Flat (Apartment) and the payment schedule details are mentioned below for your reference and records.

1. PROJECT: “ATMAN RESIDENCY”

2. ADDRESS: Near NPS School, Betkuchi, Guwahati

3. FLAT: Block _____, Floor _____, Flat No. _____

4. AREA OF FLAT:

PARTICULARS	AMOUNT
Super Built Up Area (sqft)	
Built Up Area (sqft)	
Carpet Area (sqft)	
Balcony Area (sqft)	

5. TOTAL PRICE:

a) Flat Super Built Up Area along with _____ No. _____ Car Parking & Club Facilities sqft @ Rs/- = Rs./-

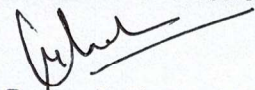
b) Goods & Services Tax (GST) on Flat = As Applicable by the Govt.

6. EXTRA CHARGES:

- i. ASEB Load Security, Meter Cost & Electric Line Installation Charges - As per Actual/-
- ii. Transformer & DG Installation Charges - As per Actual/-
- iii. Legal & Documentation Charges
 - a) Initial Deed of Agreement – Rs 20,000/-
 - b) DC Permission & Final Sale Deed – Rs 30,000/-
- iv. GMC Holding Number & Assessment Charges – Rs 20,000/-
- v. Security Deposit at the time of possession @Rs 20/sqft
- vi. Maintenance Charges for the first 12 months at the time of handover of the flat @ Rs. 36/sqft
- vii. Other Developmental Charges & Deposits if any – As per Actual
- viii. Goods & Services Tax (GST) as applicable on above charges

7. STAMP DUTY & REGISTRATION: Extra (Detailed Statement will be given prior to registration).

For ATMAN INFRA PROJECTS LLP


 Partner/Authorized Signatory

PAYMENT SCHEDULE FOR RESIDENTIAL APARTMENT

1. Booking Advance received **Rs.** _____ /- through Cheque No. _____
drawn on _____, _____, _____ on _____
2. On Allotment: +20% of Total less Booking Advance = Rs. _____
3. On completion of Foundation Work: +20% of Total = Rs. _____
4. On Casting of 1st Slab : +10% of Total = Rs. _____
5. On Casting of 3rd Slab : +10% of Total = Rs. _____
6. On Casting of 5th Slab : +10% of Total = Rs. _____
7. On Casting of Roof Slab : +10% of Total = Rs. _____
8. On Brick Work : +10% of Total = Rs. _____
9. On Flooring and Other Interiors: +5% of Total = Rs. _____
10. On or before Final Handover of Flat: +5% of Total = Rs. _____

Total **Rs.** _____ (**Rupees** _____ **Only**)

Note:

- a. Registration will be executed after the receipt of the entire Apartment price mentioned in Point 5 and all the extra charges mentioned in point 6. The Stamp Duty & Registration Expenses mentioned in point no 7 to be given 10 days prior to the date of registration of the flat.
- b. This Allotment is Non -Transferable.
- c. The validity of this Allotment Letter is for a period of 30 days, within which period, the Allottee/Purchaser has to enter into a Deed of Agreement with the Builder. In the event of the Allottee/Purchaser failing to enter into an Agreement within the validity period, this Allotment stands automatically cancelled and the Builder/Promoter shall retain a sum of Rs 2,00,000/- + GST as Cancellation charges. Upon such cancellations, it is the sole discretion of the Builder to deal with the above apartment as the Builder so pleases.
- d. The allotment of the said flat is subject to timely payment of Instalments by the intending Allottee of the flat in the proposed residential complex.

Kindly request you to acknowledge receipt and acceptance of the terms of this allotment on the duplicate copy of this letter. Thanking you and looking forward to being associated with you.

Yours truly,

For Agrim Infraproject Pvt. Ltd.,

Acknowledgement

(Authorized Signatory)

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For ATMAN INFRA PROJECTS LLP


Partner/Authorized Signatory