

ALLOTMENT LETTER

Our Ref: LCR/ALT/001

To,

Name:

Address: _____

Contact No.: _____

Subject: Allotment of Flat No. ____ in the residential project "LOTUS CRYSTAL" developed on Rev. Plot No. 284, Khata No. 4427, Mz: Bhubaneswar Sahara-Unit 39, Gadakana, District: Khorda, Bhubaneswar - 751016, Odisha.

Ref: Your Application No. _____ date _____ for booking of a _____ BHK flat in the Project "LOTUS CRYSTAL".

Dear Ma'am/Sir,

We are pleased to inform you that you have been provisionally allotted with a residential flat in the above mentioned project as per the details given below:

- a) Flat No. _____
- b) Floor: _____
- c) Type: _____
- d) Carpet Area _____ sq.m., Balcony Area _____ sq.m.

We will inform you and your financial institution the due dates of the subsequent instalments commensurate with the progress of construction as and when they fall due. In case of any non-payment of instalments on the due date it will attract a penal interest in accordance with Rule 16 of the Odisha Real Estate (Regulation & Development) Rules 2017.

The total cost of the allotted flat (One number covered parking area inclusive) is Rs. _____ (Rupees _____-) only, inclusive of all development charges but not including taxes and fees as applicable. A copy of the layout is enclosed to indicate the allotted flat for your reference and records. In case you will be interested to purchase a second covered parking space in addition to the one covered parking space that is available with the said flat then the cost of the second covered parking space will be Rs. _____ (Rupees _____-) only.

For KAPIS REALTY DEVELOPERS (P) LTD.
Satya Swaroop Rath
Satya Swaroop Rath
Managing Director

KAPIS REALTY DEVELOPERS (P) LTD.

Office No. 8P | 3rd Floor | BMC - Panchdeep Complex | Unit - IV | Bhubaneswar-751001 | Odisha

T: +91 674 - 460 9513 | E: infokapis@gmail.com

1. We have received Rs. _____ (Rupees _____) only as booking amount. The details of the payment made by you is/are as below.

S. No.	Date	DD/NEFT/RTGS/Cheque	Bank Name	Branch	Amount (Rs)
				TOTAL	
(Rupees _____) only.					

2. i) The said Project is duly approved by the Bhubaneswar Municipal Corporation vide Approval Letter No. BP/BMC/006250, Bhubaneswar, Dated: 27/12/2023.
ii) The Flat Project scheme is registered as per the provisions of Real Estate (Regulation and Development) Act, 2016 with the Odisha Real Estate Regulatory Authority (ORERA) at Bhubaneswar having Regd. No. _____, dated _____.
3. This Allotment Letter is issued with the understanding and assurance that you will enter into an Agreement for Sale (Registered) under the provisions of the Real Estate (Regulation and Development) Act, 2016 (as amended from time to time) on terms and conditions which may contain therein.
4. You undertake to execute the Sale Deed consequent upon the final payment and pay the necessary stamp duty, registration fees and other taxes as applicable.
5. Upon issuance of the Allotment letter, you have to pay the aforesaid consideration value as per the Schedule of Payment (Annexure-A) attached herewith.
6. All payments shall be made by Cheque/RTGS/NEFT/IMPS/DD or any other banking instrument in favour of _____ designated A/c No. _____, ICICI Bank Ltd., _____ Branch, IFSC Code No. _____.
7. You do hereby agree and undertake to abide by and perform all the obligations as per the terms and conditions contained in the Agreement (including timely payment of instalments) stated herein.

Thanking You.

Yours Truly

For KAPIS REALTY DEVELOPERS (P) LTD.

Satya Swaroop Rath
Satya Swaroop Rath
Managing Director

For KAPIS REALTY DEVELOPERS (P) LTD.

(Authorized Signatory)

I/We confirm and accept

Signature of allottee(s).

ANNEXURE A



PAYMENT SCHEDULE (Excluding Taxes & Fees)

STAGE OF PAYMENT	%AGE	AMOUNT (Rs)
ON BOOKING	10	
ON SIGNING OF AGREEMENT FOR SALE OF FLAT	10	
ON COMPLETION OF FOUNDATION	15	
ON COMPLETION OF CASTING OF BASEMENT ROOF SLAB	5	
ON COMPLETION OF CASTING OF STILT FLOOR ROOF SLAB	5	
ON COMPLETION OF CASTING OF 1 ST FLOOR ROOF SLAB	5	
ON COMPLETION OF CASTING OF 2 ND FLOOR ROOF SLAB	5	
ON COMPLETION OF CASTING OF 3 RD FLOOR ROOF SLAB	5	
ON COMPLETION OF CASTING OF 4 TH FLOOR ROOF SLAB	5	
ON COMPLETION OF CASTING OF 5 TH FLOOR ROOF SLAB	5	
ON COMPLETION OF CASTING OF 6 TH FLOOR ROOF SLAB	5	
ON COMPLETION OF BRICK WORK	10	
ON COMPLETION OF PLASTER	5	
ON INSTALLATION OF DOORS & WINDOWS	5	
ON POSSESSION	5	
TOTAL	100	
(Rupees _____) only		

Notes:

1. The Instalment(s) in the above Payment Plan shall become payable on demand irrespective of the serial order in which they are listed above.
2. GST as applicable will be paid by the Allottee(s) with each instalment.
3. Cheque/DD/RTGS/NEFT should be drawn in favour of " _____ " and payable at PAR.

For KAPIS REALTY DEVELOPERS (P) LTD.
Satya Swaroop Rath
 Satya Swaroop Rath
 Managing Director

KAPIS REALTY DEVELOPERS (P) LTD.

Office No. 8P I 3rd Floor I BMC - Panchdeep Complex I Unit - IV I Bhubaneswar-751001 I Odisha
 T: +91 674 - 460 9513 I E: infokapis@gmail.com