

LETTER OF ALLOTMENT

Date: -

To,

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Subject: Allotment of Residential Flat No..... in the project known as MANAS COUNTRY situated at.....

Reference: Booking Form (Application) No..... date : and Enquiry NO.

Dear Sir/ Madam,

With reference to your enquiry no. _____ and Booking Form Application NO. _____ dated _____ we hereby confirm the allotment of all that Unit i.e. flat/shop/ villa/ of Type "___ **BHK**" bearing no. _____, named as _____ situated on _____ floor of Block no. _____ with a carpet area of the Unit as per RERA admeasuring _____ sq.mts, Exclusive Balcony Carpet Area admeasuring _____ sq. mts., Total Carpet Area Floor area admeasuring _____ sq.mts., built up area of the Unit admeasuring _____ sq.mts, Super Built-up area admeasuring _____ sq.mts., in the SAID PROJECT "**MANAS COUNTRY**" to you as per details of costs and charges detailed hereinbelow:.

| <u>SR.NO.</u> | <u>PARTICULARS</u> | <u>DETAILS</u> |
|----------------------|--|-----------------------|
| 1. | Super Built up area of the Flat (including the incidence of common areas such as staircase, lift, club, gym, etc.) | _____ sq.mts. |
| 2. | Corresponding built up area | _____ sq.mts. |
| 3. | Corresponding RERA carpet area | _____ sq.mts. |
| 4. | Exclusive Balcony Carpet Area | _____ sq.mts. |
| 5. | Total Carpet Area (3+4) | _____ sq.mts. |

A Basic cost of the flat along with ____ nos. car parking slots Rs._____-/-

B Stamp Duty @2.99% plus registration fees @3% (For Agreement for Sale) or as applicable Rs._____-/-

Total –A+B Rs._____-/-

Payment schedule as per the total of A+B:

- | | | |
|-------|--|-------------|
| i | Amount paid on Booking | Rs._____-/- |
| ii | Stamp Duty @2.99% payable at the time of Booking | Rs._____-/- |
| iii | Registration Fees @3% payable at the time of Booking | Rs._____-/- |
| iv. | On on before | 10% |
| v. | On Commencement of Plinth | 20% |
| vi. | On Commencement of 1st Floor Slab | 15% |
| vii. | On Commencement of 2 nd Floor Slab | 10% |
| viii. | On Commencement of Masonary& Internal Plaster | 10% |
| ix. | On Commencement of Plumbing& External Plaster | 10% |
| x. | On Commencement of Electrical wiring | 8% |
| xi. | On Commencement of Tiling& doors/windows | 7% |
| xii. | On Commencement of internal & External Paint | 5%. |
| xiii. | On Handing Over possession | 5% |

C Payment of charges /amounts towards other outgoings for purchase of the said Unit

- | | | |
|-----|--|-------------|
| i | Towards Society Deposits | Rs._____-/- |
| ii | Towards Charges for formation of Society | Rs._____-/- |
| iii | Towards Maintenance Charges for 2 years | Rs._____-/- |

| | |
|--|--------------------|
| iv. Towards Panchayat Tax | Rs._____-/- |
| v. Towards Electricity Meter Connection Charges | Rs._____-/- |
| vi. Towards Transformer Charges | Rs._____-/- |
| vii. Towards Electricity Meter Charges | Rs._____-/- |
| viii. Towards Legal, Consultation, typing & incidental Charges | Rs._____-/- |
| Total of C | Rs._____-/- |

Total amount payable (A+B+C) is Rs. _____

*****Note: relevant CGST and SGST will be charged on the amounts paid as per the stages as and when applicable from time to time, and is subject to change at any time as per the rules of the Government authority concerned. The above payment shall be made from your end as per the mutually agreed payment schedule.**

Thanking You,

Yours Sincerely,
For **MANAS SPACES LLP**

MR. _____
Manager Sales