

Date :- 28-07-2022

To:
(MR.) RANJIT BRAHMA
Mrs. **GITA BRAHMA**
115, SANTINAGAR,
2 AIRPORT GATE ,
KOLKATA 700079

Dear Sir/Madam,

Re:Allotment of the residential Flat No. 'B' on the 6th Floor in Tower No. 06(SIX)
in "**STARWOOD**" to be constructed at Chinar Park, P.S- Baguiati, P.O - Hatiara, Kolkata-700 157.

As requested and in terms of the discussions and negotiations held by you with our representative, the following Flat Unit has been booked and earmarked for you on the following consented and agreed principal terms and conditions:

Terms and Details of the said Flat Unit:

Flat No.	:	'B'
Floor No.	:	6 TH Floor
Block No.	:	6(SIX)
Total Chargeable Area	:	1803 Square Feet
Basement Car Parking Space		1 (One)
Total consideration of the flat value including Parking rights		97,45,300/-

(Details of Extras & Deposits)

1. Transformer Charges @ Rs. 70/- per sq. ft.
2. Generator Charges Rs. 20,000/- per KVA ***
3. Maintenance Charges for 1 years @ Rs. 2.5/- per sq.ft. (per month).
4. Sinking Fund @ Rs. 30/- per sq.ft..
4. Deposit for Municipal tax @ Rs. 15/- per sq.ft for One year.

5. Deposit for electric supply/ individual meter as per actuals payable to Electric supply authority.

6. Legal Fees @ Rs. 16/- per Sq.Ft.

The above mentioned total payable amount (other than legal fees) shall be payable by you to us in the following manner:

PAYMENT SCHEDULE			
		Flat + Car Parking + Store	Extra Charges
Sl.		ON Application Money 5 Lacs	
1	20% + GST	ON ALLOTMENT [WITH IN 15 DAYS OF APPLICATION , LESS APPLICATION MONEY] (**Plus 50% of Legal fees)	
2	10% + GST	ON COMPLETION OF PILING	
4	10% + GST	ON COMPLETION OF 3 RD FLOOR ROOF CASTING	
5	10% + GST	ON COMPLETION OF 6 TH FLOOR ROOF CASTING	
6	10% + GST	ON COMPLETION OF 9 TH FLOOR ROOF CASTING	50% + GST
7	10% + GST	ON COMPLETION OF INTERNAL PLASTERING OF THE SAID UNIT	
8	10% + GST	ON COMPLETION OF FLOORING	
9	10% + GST	On FINSHING OF SAID UNIT	
10	10% + GST	ON POSSESION (**Plus 50% of Legal fees)	50% + GST

NOTE:

- i) GST as applicable from time to time along with the consideration amount
- ii) Stamp duty, Registration Fees and other allied expenses to be paid as and when - applicable
- iii) Cancellation Charges before allotment Rs. 50,000/-
- iv) Cancellation Charges after allotment 2% of total sale value.

In token of your confirmation of the above, please return to us the duplicate copy of this letter duly signed by you along with the duplicate of the draft Memorandum containing endorsement of your approval of the same.

Thanking You,

Yours sincerely,

For Arch Infra Properties Pvt. Ltd.

I/We Accept

Director/Authorised Signatory