

ATPL/AU/00____

Dated: ____/____/20____

To,

ALLOTMENT LETTER

**“AJMIR ORCHID”
29D, Barwaritala Road, Kolkata-700010.**

Ref.: Your application dated _____.

Subject: Allotment of the following in the building “Ajmir Orchid” at premises No. 29D, Barwaritala Road, Kolkata-700010:

1. One ___ (_____) BHK Apartment No. ___ at ___ Floor containing Carpet Area: _____ sq. ft. and exclusive Balcony Area: _____ sq. ft. (or Built-Up area _____sq. ft or Chargeable Area: _____ sq. ft.) for residential use.
2. Car Parking Space: _____ (_____) Nos of Covered Parking Space having Parking No.____ at Ground Floor.

Dear Sir/Madam,

It is immense pleasure for us to inform you that on the basis of your acceptance to the representations contained in your application letter dated _____ and confirmation and acceptance of the terms, conditions and stipulations contained therein and also in the draft Agreement for Sale in respect thereof, we hereby allot you the aforesaid Apartment at and for a total consideration of Rs._____/ - (Rupees _____ only), inclusive GST @ _____% of the said total consideration.

After adjusting Application Deposit of Rs. _____ / - (Rupees _____ only) paid by you at the time of application expressing your interest to own the said Apartment, a further sum of Rs._____/ - (Rupees _____only) (i.e.,10% of total consideration amount of Rs. _____/-, less, Application Deposit of Rs. _____/-) stands payable by you at this stage as per the payment plan mentioned hereinbelow. You are, therefore, kindly requested to make payment of the said sum of Rs_____/ - (Rupees _____only) within 15 days from the date of this Allotment Letter to enable us to execute the Agreement for Sale of the said Apartment in your favour. Upon execution of the said Agreement, all the terms and conditions contained therein shall become effective as final. The payment plan referred to above is as follows:

Schedule of Payment of the Consideration Price as payable by the Allottee/s.

<u>Sl. No</u>	<u>Payment Schedule</u>	<u>Amount</u>
1.	On Application and Booking	10% of Total Consideration + Applicable Tax

2.	On Execution of Agreement for Sale	10% of Total Consideration + Applicable Tax
3.	On Completion of Foundation	10% of Total Consideration + Applicable Tax
4.	On Completion of Ground Floor Roof Casting	10% of Total Consideration + Applicable Tax
5.	On Completion of 1 st Floor Roof Casting	10% of Total Consideration + Applicable Tax
6.	On Completion of 2 nd Floor Roof Casting	10% of Total Consideration + Applicable Tax
7.	On Completion of 3 rd Floor Roof Casting	10% of Total Consideration + Applicable Tax
8.	On Completion of 4 th Floor Roof Casting	10% of Total Consideration + Applicable Tax
9.	On Completion of Partition Work of said Unit	05% of Total Consideration + Applicable Tax
10.	On Completion of Flooring of said Unit	05% of Total Consideration + Applicable Tax
11.	On Completion of Outside Plaster of Building	05% of Total Consideration + Applicable Tax
12.	On Offer of Possession	05% of Total Consideration + Applicable Tax

Schedule of Payment on account of Extra Charges payable by the Allottee/s.

1. **Electricity:** obtaining HT/LT electricity supply from the supply agency, which is Rs. ___/- (Rupees _____) per square feet, based on the carpet area of the said Apartment to the Promoter.
2. **Maintenance Charges for the Common Areas:** the proposed monthly maintenance charges will be fixed prior to issuance of possession notice. Further, Common Area Maintenance (CAM) deposit @ Rs. ___/- (Rupees _____) per square feet on carpet area of the said Apartment shall be paid by the Allottees prior to the date of handover of possession of the said Apartment
3. **Betterment Fees:** betterment or other levies that may be charged/imposed by any government authorities or statutory bodies on the Larger Property or the said Apartment and Appurtenances or its transfer in terms hereof, shall be paid by the Allottee/s, proportionately to the Promoter.
4. **Electricity Meter for Common Areas:** security deposits and all other billed charges of the supply agency for providing Electricity/Meter to the Common Areas shall be paid by the Allottee/s, proportionately to the Promoter.
5. **Legal Fees, Stamp Duty and Registration Costs:** the Allottees shall make payment of legal fees of Rs. _____/- (Rupees _____). 50% (fifty percent) of

the fee shall be paid simultaneously herewith and the balance 50% (fifty percent) shall be paid on or before the date of registration of the conveyance deed. Stamp Duty/Registration Fees shall be paid at actuals and in terms of E-Assessment Slip obtained from the Government of West Bengal, Directorate of Registration & Stamp Revenue Department and fixed miscellaneous expenses of Rs. _____/- (Rupees _____) for each registration and all other fees and charges if any, shall be borne by the Allottees and paid 15 (fifteen) days prior to the date of registration to the Promoter.

6. **Advance Maintenance Charges:** this amount is payable against 12 (twelve) months advance maintenance charges for the said Apartment, to be adjusted with CAM bills to be raised at the rate as may be decided by the Promoter at the time of handover of possession.
7. **Association Formation Charges:** Rs. _____/- (Rupees _____) to the Promoter.

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

We thank you for showing interest in our Project “Ajmir Orchid”, 29D, Barwaritala Road, Kolkata- 700010.

In case you need any further clarification, you are welcome to contact our Sales Team in our office. Contact Nos.: _ (033)23639233/ (033)23720022

Thanking you and assuring you best of our services at all times.

Yours faithfully,

RAJU NASKAR
DIRECTOR & AUTHORISED SIGNATORY

Our Bank Account details for making NEFT / RTGS payments:

Account Holder	: Ajmir Tower (P) Ltd.
Account No.	: 3712915211
Account Type	: Current
Bank Name	: Kotak Mahindra Bank,
Branch	: Kankurgachi
IFS Code	: KKBK0000324

(Other terms and conditions as mention in next page will be read as continuation of this “Allotment Letter”)

Terms and conditions of this Allotment:

8. This allotment is subject to realization of the entire booking amount / earnest money as mentioned herein above. Time for payment is the essence of this allotment.
9. The Application deposit paid by the Allottee(s) shall be adjusted with the booking amount.
10. If the Allottee(s) fails to execute and return the Allotment Letter within 15(Fifteen) days from the date of dispatch of written intimation from AJMIR TOWER 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.
11. 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.
12. Saving and excepting the particular Apartment(s)and/or Space(s) allotted to the Allottee(s), 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)] .
13. 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 the State Bank of India plus two percent.
14. 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.

THANK YOU