

ALLOTMENT LETTER

Date :

Ref: Allotment No:

Applicant Form No:

Dear Sir / Madam,

Warm Greetings ! Congratulation.
A Grand Welcome to Project "**Turquoise**".

Pursuant to the receipt of your application referred above and relying on your confirmations, representations and assurances to abide by all the terms, conditions and stipulations mentioned in the Application Form signed and accepted by you, we are pleased to inform you that a 'Unit' in Project "**Turquoise**" has been allotted to you as per the details given below on the term and conditions mentioned hereinafter:

1. UNIT DESCRIPTION

| | | |
|----|---------------------------------|--|
| a) | Unit Category | |
| b) | Area of the Unit (SBA)(Sq. Ft.) | |
| c) | Area of Unit (Carpet)(Sq.ft) | |
| d) | Unit No. | |
| e) | Cluster | |
| f) | Tower | |
| g) | Floor | |
| h) | Car Parking Space | |

2. SALE PRICE AND PAYMENT SCHEDULE (Kindly refer to Annexure - A)

| | |
|---|--|
| a) Sale Price including Car parking (if any): Excluding GST | |
| b) Application Money Received: Excluding GST | |

3. The allotment of the unit is subject to the adherence and fulfilment of all the terms and conditions as mentioned in the allotment letter as well as in the Application Form. It is hereby clarified that the allotment letter of the unit shall be governed by the provisions of this allotment letter as well as by the provisions of the Application Form and that such Application Form shall be at all times be read and construed as part and parcel of this allotment letter.
4. The above sell price includes the advance maintenance charges for 1 year, legal charges, Generator fees & Transformer charges.
5. The above sell price does not include stamp duty, registration fee, utility deposit (to be made to the concern government agencies / service provider on actuals) and GST, other taxes, duties and levies as fully and particularly mentioned in the **payment schedule**. Annexed herewith and marked as "Annexure - A".
6. We have annexed herewith and marked as "Annexure - B", the details cost structure and payment schedule of Other Charges to be paid by the Allottee.
7. We have annexed herewith the **Demand Letter** for the balance of Application Money in conformity with the payment schedule. You are requested to make the prompt payment of the balance of the Application Money.
8. We have annexed herewith the **Demand Letter** for Agreement Money in conformity with the payment schedule. You are requested to make the prompt payment of the Agreement Money. The agreement will be signed after the payment of both Application Money and Agreement Money in full.
9. All payment should be made by way of Demand Draft / Crossed Cheque / Pay Order / NEFT / RTGS / Favouring "Shiv Niketan Limited.", Payable at Kolkata.
10. This allotment is provisional and is subject to your making punctual payment of all amounts in the manner mentioned in the payment schedule and your compliance with the terms of the Allotment Letter and Application Form.
11. The payment of instalments in confirmative with the payment schedule and the performance, observance and compliance of all the provisions of Application Form by you shall be essence of this Allotment.
12. Kindly note that expressions 'Allotment', wherever used herein, shall allow mean provisional allotment will remind so till such time a formal agreement for sale for the unit is executed Kindly note further that the execution of agreement shall be subject to your making payment of the Booking Money and Agreement Money and submission of necessary KYC Documents.
13. Please acknowledge the receipt of the Allotment Letter by signing at the designated place on the duplicate/counter part of this Allotment letter and mail the same to our address so as to reach us within fifteen days.

14. Please submit the necessary KYC (Know Your Customer) documents in accordance with the directions stated in the Application Form, if not submitted already.

15. For outstation cheques, the clearance charges will be as applicable and the same shall be borne by the Allottee.

16. Kindly complete your KYC compliance by furnishing necessary details at the earliest in order to avoid delay in execution of Agreement for Sale with respect to the Unit.

Please feel free to contact Mr. at +91- 84202-53666 (Between 10 AM to 5PM, Monday to Saturday) or E-mail at postsales@gemscity.in for any assistance

Thanking you and assuring you of our best services.

Yours Sincerely,

Authorised Signatory

**SHIV NIKETAN LIMITED,
CIN NO. U70101WB1996PLC081121,
PAN: AAEC3891G**

Acknowledge by:

Signature of Allottee

Signature Joint Allottee

ANNEXURE - A
Payment Schedule
1 BHK
SALE PRICE -

| Sl. No. | Event | Amount |
|---------|---|--|
| 1 | Advance Application Money | 50,000 + GST |
| 2 | Application Money | 10 % + GST – Advance Application Money |
| 3 | Before Agreement of Unit | 10 % + GST |
| 4 | On Piling work of building | 10 % + GST |
| 5 | On Ground Floor Roof Casting of building | 10 % + GST |
| 6 | On 3rd Floor Roof Casting of building | 10 % + GST |
| 7 | On 6th Floor Roof Casting of building | 10 % + GST |
| 8 | On 9th Floor Roof Casting of building | 10 % + GST |
| 9 | On 12th Floor Roof Casting of building | 10 % + GST |
| 10 | On Brick/Wall work of the unit | 5 % + GST |
| 11 | On Flooring work of the unit | 5 % + GST |
| 12 | On Electrical & Plumbing work of the unit | 5 % + GST |
| 13 | Before Handover of the unit | 5 % + GST |

ANNEXURE - B

| Sl. No. | Other Charges | Amount(Rs.) (Excluding GST) | Amount(Rs.) (GST) | Amount(Rs.) (Including GST) |
|---------|--|--------------------------------|----------------------|--------------------------------|
| 1 | Stamp Duty | At Actual | At Actual | At Actual |
| 2 | Registration Charges | At Actual | At Actual | At Actual |
| 3 | Other Taxes, Duties and Utility Charges (If Any) | At Actual | At Actual | At Actual |

PAYMENT SCHEDULE OF OTHER CHARGES

| Sl. No. | Other Charges | Payment Schedule |
|---------|--|-----------------------------------|
| 1 | Stamp Duty | As and when demand by the Company |
| 2 | Registration Charges | As and when demand by the Company |
| 3 | Other Taxes, Duties and Utility Charges (If Any) | As and when demand by the Company |
| 4 | Maintenance Deposit for 1 Year @Rs.24/- Per SQFT | Before handover of the Unit |

Signature of Allottee

Signature Joint Allottee