

Allotment Letter

To,

Dated: _____

Sub: Allotment of Apartment No. __, on the _____ floor, admeasuring ____ (_____) square feet built-up area, equivalent to ____ (_____) square feet carpet area, at the G+IV building “AVIDIPTA” situated at 144F, Ganapati Sur Sarani, P.O & P.S – Sinthee, Kolkata 700050

Dear Sir/Madam,

We thank you for your application for the purpose of allotment of a Apartment No. _____, on the _____ floor, having built-up area of _____ (_____) square feet, more or less and corresponding carpet area of _____ (_____) square feet, more or less with attached balcony measuring _____ (_____) square feet, more or less, with attached open terrace (if available) measuring _____ (_____) Square feet, more or less, together with 1 (one) car parking space, bearing no. _____ admeasuring _____ square feet, more or less, in the _____ space, in the G + IV building “AVIDIPTA” situated at 144F, Ganapati Sur Sarani, Post Office - Sinthee, Police Station – Sinthee, Kolkata 700050, Ward No. – 002, Borough No –I under the limits of Kolkata Municipal Corporation.

The Price of the apartment (excluding Goods & Service Tax) based on the carpet area is Rs _____/- (Rupees: _____) and Rs. _____/- (Rupees _____) for car parking space, if any (**“Total Consideration”**) and part of the Extra Charge so far computed is Rs. _____/- (Rupees _____) and the Goods and Service Taxes is Rs. _____/- (Rupees _____) aggregating to Rs. _____/- (Rupees _____) (**“Total Price”**)

Apart from the Total Price the Allottee shall pay to the Promoter or its nominee, legal documentation charges as quoted in the Agreement for Sale.

It is indeed our pleasure to inform you that the apartment booked by you vide application has now been allotted to you upon your making payment of booking amount i.e. 10% of the Total Consideration. Further payment to be done as per the payment plan mentioned below.

Sr.No.	Milestones	Percentage	Amount
1	On Booking	10% of Total Consideration + GST	Rs. _____/- + GST
2	Execution of Agreement.	__% of Total Consideration + GST+	Rs. _____/- + GST + _____
3	On Ground Floor Roof Casting	__% of Total Consideration + GST	Rs. _____/- + GST
4	On Roof Casting of 1st floor	__% of Total Consideration + GST	Rs. _____/- + GST
5	On Roof casting of 2nd floor	__% of Total Consideration + GST	Rs. _____/- + GST
6	On Roof Casting of 3rd Floor	__% of Total Consideration + GST	Rs. _____/- + GST
7	At the time of Brick Work	__% of Total Consideration + GST	Rs. _____/- + GST
8	At the time of Flooring Work	__% of Total Consideration + GST	Rs. _____/- + GST
9	At the time of Registration/Deed of Conveyance	__% of Total Consideration + GST + Extra Charges	Rs. _____/- + GST + _____

This Allotment does not create any right over the said apartment. A binding contract between you and us shall arise only upon execution of the Agreement for Sale within 30 days from the date hereof. As per the Real Estate (Regulation & Development) Act, 2016 the said Sale Agreement is to be Registered and you are required to make payment of requisite Stamp Duty and incidental charges for the said Registration, without any delay once the same being demanded. You can further contact us for any queries or assistance.

In the event you refuse to execute and/or register the Agreement within 30 (thirty) days from the date of this Allotment Letter, then and without prejudice to the rights and remedies available to us, we shall be entitled to terminate this Allotment, without any reference or recourse to you. On the termination and cancellation of this Allotment Letter in the manner as stated above, we shall be entitled to forfeit the entire Booking Amount as and by way of agreed genuine pre-estimate of liquidated damages. Upon the termination of this Allotment Letter, you shall have no claim/right of any nature whatsoever on us and/or the Said Apartment and we shall be entitled to deal with and/or dispose-off the apartment in the manner we deem fit and proper.

We value our relationship and welcome you amongst our family.

We would like to take this opportunity to thank you for the trust that you have reposed in M/s. Satyakrishna Enterprise and assure you of your best services at all times.

Thanking You,

Yours faithfully,

M/s. Satyakrishna Enterprise

Represented through its Partners

Mr. Tapendra Nath Banerjee

Mr Tirthankar Banerjee

Place: Kolkata