

ALLOTMENT LETTER

To

 _____,
 _____,

Date: / /

Re: Offer of Provisional Booking of the Unit No. _____ on _____ the
 _____ **Floor** _____ in
 Building/ Block No. and Right to Park ____ Car(s) in the Basement /Multi
 Level Car Park at "One Victoria Complex".

Dear Sir/Madam,

We are pleased to inform you that with reference to your Expression of Interest(EOI)Form dated _____ we are pleased to offer you for provisional booking/allotment on assignment being Flat No, on Floor of----- Block No having Carpet Area -----/Built up area ----- Sq. Ft./ Super built up area ----- **together with** the pro-rata share in the common parts and facilities in the Block **together with** Right to Park (____ Car(s)) in the Basement 1+1 dependent Mechanical Car parking also **together with** the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **UNIT**) at Plot No. CF-2 containing an area of 2.75 acre within Sub-CBD area of Action Area-I of New Town, Kolkata- 700156 which has been provisionally allotted in your favour on the basis of your Application dated and depositing the application money of Rs. _____ (i.e 10% of the Total consideration amount + Applicable Taxes)/-.

The price of the said Unit is Rs. _____ /-(Rupees _____)
 only as per the following details:



A.Table-1

Sl. No.	Price Constituents	Amount(In Rs.)
1	UNIT COST	
2	CLUB/USAGE RIGHTS	
3	Basement MLCP/CCP CAR PARKING	
4	PLC & Height Escalation Charges	
5	Legal Documentation Charges	
6	Development charges	
7	Association Formation charges	
	Total[Summation of all Extra Charges Except Maintenance Deposit]	
	GST on Unit & Parking	
	GST on Extra Charges	
	GRANDTOTAL	
PARKING CODE	TYPE OF PARKING	
MLCP	1+1 dependent mechanical car parking in Basement	

The benefits arising out of implementation of GST Act and Rules in the form of Input Tax Credit or otherwise is already considered while determining the Final Purchase Consideration and the Allottee shall not claim, demand or dispute in regard thereto.

The price of the said Unit payable as per the Table provided in Schedule A below:-

Additionally, the following Extra Charges and Deposits as stated will also become payable within 15 days of the demand notice being made:

A	DEPOSITS	
1.	Maintenance Deposit	
2	Sinking Fund	

- (1) Payments received will be appropriated firstly towards taxes, charges, levies etc. thereafter towards interest, if any, thereafter towards the instalment.
- (2) Previous dues if any, are payable as per the due date for the invoice/Demand Note.
- (3) Over dues, if any, are payable immediately together with interest @ SBI prime lending +2%.

The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque/ RTGS/NEFT drawn in favour of M/s **REVERA MILK & FOODS PRIVATE LIMITED A/C.** and drawn on any Bank in Kolkata.

The Allottee before accepting this Provisional allotment letter is made aware of the following facts and shall at all times be bound by the terms, conditions of Assignment. As The Assignor has disclosed its intention to use more FAR to be utilized by him on the Project Land and Allottee has agreed to purchase the Said Unit based on the proposed construction and Assignments of Units to be carried out by the Assignor by utilizing the proposed FAR and on the understanding that the declared FAR shall belong to the Assignor only.

The allotment of this apartment /unit is subject to the terms and condition mentioned in our standard draft of Agreement to Assign and same to be executed within 30 days from the date hereof . It may be please noted that as per The Real Estate (Regulation and Development Act, 2016 the said Agreement is to be registered and you are required to make payment of requisite Stamp Duty , Registration Fees and incidental charges for the said registration .

The Allottee/s confirm that they have chosen to invest in the said Unit after exploring all other options of similar properties available with other developers/Promoters in the vast and competitive market in the vicinity and further confirm that the said Unit is suitable for their requirement and therefore has voluntarily approached the promoter for allotment of the said unit in the Project.

You can further contact us for any queries and assistance.

For Revera Milk and Foods Pvt. Limited

Authorised Signatory

THE SCHEDULE-A ABOVE REFFRED TO
:PAYMENT PLAN

The price of the said Unit is _____ Rs
_____ /-(Rupees _____) only payable as
per the Table provided and annexed hereto and detailed Cost Sheet:-

PARTICULARS	% of Consideration Amount
ON SIGNING OF EOI/Booking Money	10% +GST
ON AGREEMENT (within 30 days of Booking Letter)	10% +GST
ON COMPLETION OF BASEMENT	10% +GST
ON CASTING OF 3RD FLOOR SLAB	10% +GST
ON CASTING OF 10TH FLOOR SLAB	10% +GST
ON CASTING OF 13TH FLOOR SLAB	10% +GST
ON CASTING OF ROOF SLAB , FLOORING & PLASTER	10% +GST
EXTERNAL PLASTER & PAINTING	10% +GST
COMPLETION OF INFRASTRUCTURE	10% +GST
ON NOTICE OF POSSESSION	10% +GST+DEPOSITS

