

# R.S CONSTRUCTION.

208, Rash Behari Avenue,  
1<sup>st</sup> Floor, Kolkata-700029  
Ring: +91 9830035958

Date: \_\_\_\_\_

To,  
(Name)  
(Address)

Dear Sir/Madam,

## Welcome to the family of "R.S. Construction"

We have accepted your offer contained in the application and are pleased to provisionally allot you said Unit in the under-construction Project "**Annapurna Enclave**" at New Premises No. 20/1, Hindusthan Park, P.O. Sarat Bose Road, P.S. Gariahat (now Rabindra Sarabar), Kolkata - 700029, within the local limit of Kolkata Municipal Corporation, in the District South 24 Parganas, in the State of West Bengal details whereof are as follows:

### Description of the Flat/Office allotted:

| Flat/Office No. | Floor |
|-----------------|-------|
|                 |       |

| Area Details**  |               |                           |
|---|---------------|---------------------------|
| Super built up area   | Built-up Area | Proportionate Common area |
|   |               |                           |
| ** Area are subject to change on account of change in sanction plan, if any |               |                           |

### Details of Consideration:

| Sl. No.                     | Particulars                              | Amount (Rs.) |
|-----------------------------|--|--------------|
| (i)                         | Basic Sale Price for the Unit @ ___ Sqft | xxxx         |
| <b>TOTAL PRICE</b>          |  |              |
| (ii)                        | GST **@12% on the Unit Price             | xxxx         |
| <b>TOTAL AMOUNT PAYABLE</b> |  | xxxx         |
| (Amount in words)           |  |              |

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As is presently applicable to be paid as per **Annexure "A"** hereto.

Accordingly, at this stage, you are required to pay **Rs. XXXX /-** at the time of application. Timely payment is the essence of the allotment and within 15 days of notice for each installment, the payment of that installment has to be made.

The above consideration is exclusive of the Maintenance Deposit, Electricity Deposit, Legal Charges etc. full details whereof will be provided in the Agreement for Sale which is under preparation, and shall contain detailed terms and conditions, and the same shall be final and binding on all allottees, including yourselves.

This Letter of Allotment and the Agreement for Sale shall form a composite document, complete in itself.

In case the above payment is not received within due date, this Allotment Letter shall be treated as cancelled and amount received, if any, shall be refunded after deduction in terms of the cancellation policy. However, in case we extend the period for payment at your request, then you shall be liable to pay interest **@18%** p.a. on the amount due for the period of delay. The terms and conditions contained in your application form shall apply *mutatis mutandis*.

Thanking you,

Yours Truly,

For **R.S. Construction**



(Partner/Authorised Signatory)

Encl: Annexure "A".

**N.B.:** All payments to be made through Cheques/ Demand Drafts favoring "**R.S. Construction**" payable at **Kolkata**.

**Annexure "A"****Project: ANNAPURNA ENCLAVE****INSTALLMENT PLAN CONCERNING FLAT/OFFICE NO.****ALOTTEE: (NAME)**

| <b>Installment</b> | <b>Payment Plan</b>                                     | <b>%</b>    | <b>Consideration Amount</b> | <b>GST (12%)</b> | <b>Total</b> |
|--------------------|---|-------------|-----------------------------|------------------|--------------|
|                    |   |             | <b>(Rs.)</b>                | <b>(Rs.)</b>     | <b>(Rs.)</b> |
| 1.                 | On Booking Amount and Agreement                         | 10%         |                             |                  |              |
| 2.                 | On Completion of 1st Floor roof casting of the building | 15%         |                             |                  |              |
| 3.                 | On Completion of 2nd Floor roof casting of the building | 15%         |                             |                  |              |
| 4.                 | On Completion of 3rd Floor roof casting of the building | 15%         |                             |                  |              |
| 5.                 | On Completion of Brick Work of the respective flat/unit | 15%         |                             |                  |              |
| 6.                 | On Completion of Flooring of the respective flat/unit   | 15%         |                             |                  |              |
| 7.                 | On Possession/Registration of Deed of Conveyance        | 15%         |                             |                  |              |
|                    | <b>TOTAL</b>  | <b>100%</b> |                             |                  |              |