

Date :

To,

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[•]

[•]

Re: Allotment of residential Apartment No. [■] having carpet area of [■] square feet, with the corresponding built up area of [■] square feet and agreed Super Built Up area of [■] square feet with an exclusive open terrace adjoining the apartment containing a built up area of [■] sq ft (50% of the same shall be constituted as chargeable area) and agreed chargeable area of [■] sq. ft. , on the [■] floor along with [■] closed/mechanical parking space being Parking Space No. [•] as permissible under applicable laws in the Project named "Orbit Bella" to be constructed at Premises No. 46, Shakespeare Sarani, Kolkata - 700 017.

We are pleased to bring to your kind attention that, in furtherance to your application being Application No. [•] dated [•]_pertaining to booking of an apartment at our project named "Orbit Bella" at 46, Shakespeare Sarani, Kolkata - 700 017, we are pleased to allot the Apartment No. [■] having carpet area of [■] square feet, with the corresponding built up area of [■] square feet and agreed Super Built Up area of [■] square feet with an exclusive open terrace adjoining the apartment containing a built up area of [■] sq ft (50% of the same shall be constituted as chargeable area) and agreed chargeable area of [■] sq. ft. , on the [■] floor along with [■] closed/mechanical parking space being Parking Space No. [•] together with the pro rate right in the Residential Common areas, Amenities and Facilities of the Project **AND TOGETHER WITH** the right to use and enjoy the Project Common Areas, Amenities and Facilities in common with the other allottees of the Project as and when they are constructed or made ready and fit for use (the "said Apartment") :

You have agreed to pay the Total Price in terms of the payment schedule agreed upon by yourself. The details of Total Price payable by you for the aforesaid Apartment is as follows:

Sl. No.	Description	Rate Per Square (In INR)	Amount (In INR)
A.	<u>Composite Price:</u> a) Cost of Apartment and right to use Car Parking Space b) Cost of exclusive balcony measuring _____ sq ft or verandah	<i>[Please specify square rate]</i>	<i>[Please specify total]</i>

	c) Proportionate cost of Common Areas. with external wall thickness etc.		
	Sub-Total :		
B.	Other Charges: (a) Proportionate share of costs, charges and expenses of Generator, electricity supply and installation of transformer (b) Association formation Charges (c) Legal/Documentation charges (includes the legal fees pertaining to drafting of this Agreement and the Deed of Conveyance only) excluding stamp duty and registration fees, registration/commission fees and expenses which shall be paid extra by the Allottee at the rate of Rs. ___/- per Sq.ft. (d) Cost of Installation of outdoor VRV AIR Conditioning unit the rate of Rs. ___/- per Sq.ft.	(a) [•]/- (Rupees [•]) only (b) [•]/- (Rupees [•]) only (c) Rs. [•]/- (Rupees [•]) only (d) Rs.[•]/-	
	SubTotal:		
	Total Price (A+B)		

In addition to the aforesaid Total Price, the following Deposits and charges shall be paid at actuals/or as mentioned as per the Payment Schedule:

- (a) Cost of Electricity Meter payable on actuals to the relevant authorities;
- (b) Stamp Duty/Registration Charges/commission charges and other incidental expenses in this regard for stamping, registration and commission for the Agreement for Sale and Deed of Conveyance;
- (c) Interest Free Sinking Fund amounting to Rs.[•]/-.
- (d) Interest Free common area maintenance charges for 12 months @ Rs. 60/- per sq. ft of the super built up area of the Unit amounting to Rs. [•]/-
- (e) Refundable Interest free corporate tax deposit @ Rs. 60/- per sq.ft.

It may be noted that in addition to above you shall be further liable to pay the required Stamp Duty and Registration Charges as may be assessed by the Registering Authorities at the time of registration of the Agreement for Sale and the Deed of Conveyance. It may further be noted that failure and/or neglect on your part to register the Agreement for Sale within 30 days of being called upon to do so, shall tantamount to a breach of the understanding and your allotment shall be liable to be cancelled and/or terminated. In the event of such cancellation and/or termination of the allotment, all amounts paid by you save and except the applicable taxes, shall be refunded to you and on and from such date of cancellation, you shall cease to have any right and/or claim over the said Apartment.

On your signing of the Agreement for Sale, the Application Form, Agreement for Sale and Allotment Letter would be read together.

This allotment will not create any transfer / assignment in your favour or an agreement to do the same and this allotment is subject to terms and conditions of the Agreement for Sale to be executed between us and further payment as per agreed schedule.

Simultaneous to the execution of the Agreement for Sale, you shall also be required to execute a Power of Attorney authorising us to represent you as your constituted attorney in order to enable the formation of the Association of all the allottees in the Project in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972.

Please confirm your acceptance of this offer of allotment by signing on a duplicate of this letter. Acceptance shall not be subject to any conditions whatsoever and conditions (if any) in an acceptance will stand rejected.

For Pawan Properties.

Partner

For and on behalf of the Applicant

I/We Accept