

# TULSA TIRUMALA HOUSING LLP

Shanti Square Building, 2<sup>nd</sup> Mile, Sevoke Road, Siliguri, WB – 734001; + 91 98321 92415  
LLPIN: AAR-7397

**Date:**

**MR.**

S/o.,

R/o.

Contact No.-

Dear Sir,

**Sub: Allotment of Unit No. \_\_\_\_ in the Housing Project Gulmohar Villas at Matigara, Khaprail Road, Siliguri-734010.**

We have received your details and are pleased to provisionally allot to you **One Unit** in the housing project: Gulmohar Villas at Matigara, Khaprail Road, Siliguri - 734010, details whereof as well as the price etc., are as follows:

**Description of the Unit allotted:**

Unit No. \_\_\_\_

Total Open Area: 750 sq.ft. Approximately

Built-up Area: 1812 sq.ft.

Carpet Area: 1454 sq.ft.

**Details of Consideration:**

(i) Unit No.	
Add: GST @ 5%	
(ii) Maintenance 1 year (iii) IFMS / Sinking Fund Add: GST @ 18%	
<b>Grand Total:</b>	

**Note:** GST and discount are based on current rate of GST. In case of any variation therein, the consideration amount shall also undergo change. Extra garden area mentioned is tentative, and may vary on ground; charges shall be adjusted accordingly.

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The total amounts payable by you and the installments thereof are mentioned in **Annexure “A”** hereto. Accordingly, an amount equivalent to Rs. Nil/- is paid by you now.

You will be called upon for signing the sale agreement containing detailed terms of the sale thereof. It may be noted that you shall not be entitled to nominate / assign / transfer your rights / benefits of contract whatsoever in respect of the said Unit, for a period till expiry of one year from the date of execution of the allotment, whereafter you may do so after our approval and upon payment to us of a specified upfront nomination fee / charge, it being clarified that any change in your control or ownership (if being a Company or a partnership or an LLP etc.) shall come within the purview of such nomination / assignment / transfer and be subject to the above conditions.

In case the above payment is not received within due date, this Allotment Letter shall be deemed to be cancelled and the Application Money will be forfeited by the Developer. However, in case we extend the period for payment at your request, then you shall be liable to pay interest @12% p.a. on the amount due for the period of delay. The terms and conditions contained in the application form shall apply mutatis mutandis.

Thanking you,

Yours faithfully,

Authorized Signatory

**N.B.:** All payments through Cheques / Demand Drafts / RTGS favouring “TULSA TIRUMALA HOUSING LLP” payable at Siliguri, WB.

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## **ANNEXURE “A”**

### **(CONSIDERATION & PAYMENT SCHEDULE)**

#### **Unit No.**

#### **PAYMENT SCHEDULE:**

Application Money	Rs Nil
Booking Amount	10% of Total Price (Inclusive of Initial Money, if any)
On Agreement - within 30 days of Application / Booking	20% + GST
On Completion of Ground Floor slab casting of the said unit.	10% + GST
On Completion of 1 <sup>st</sup> Floor slab of the unit.	10% + GST
On Completion of Roof Casting of the unit.	10% + GST
On Completion of Brickwork of the unit.	10% + GST
On Completion of Flooring of the unit.	10% + GST
On Completion of Finishing work of the unit.	10% + GST
On Possession	10% + GST + Extra Charges as applicable

\*Maintenance and IFMS will be part of the last tranche or 10% payable at the time of possession, and invoiced accordingly.