

# SHRACHI BEEU PROJECTS LLP

LLPIN: ABZ-8897

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Date: \_\_\_\_\_, 2024

DEVELOPER'S COPY

To,

## ALLOTMENT LETTER

**Re: Allotment of Unit No \_\_\_\_\_ having a carpet area of \_\_\_\_\_ square feet \_\_\_\_\_ equivalent to super built-up area of \_\_\_\_\_ square feet ( \_\_\_\_\_ square meters) approx. of type BHK on the \_\_\_\_\_ Floor in Tiara Residency along with the right to park \_\_\_\_\_ parking space measuring an area of \_\_\_\_\_ Sqft \_\_\_\_\_ square meters at the ground floor level ("Property") in Tiara Residency, at 34/1, Khudiram Bose Sarani, Ward no-3 West Bengal, India, PIN- \_\_\_\_\_ 700037 ("Project")**

Ref: Customer Code – \_\_\_\_\_

Dear Sir and Madam,

1. With reference to your Application dated \_\_\_\_\_ 2024, for allotment ("Allotment") of the Property, we are pleased to inform you that the "Property", details of which are set out in **Schedule A** in the attached '**Annexure**', has been allotted to you on the following terms and conditions:
2. Sale Price and other charges: The Sale Price of the Property is **Rs \_\_\_\_\_/-**. The Extras & Deposits and Taxes shall be paid as per provisions contained in Agreement for Sale ("AFS") and in the manner as mentioned in the agreed Payment Schedule.
3. We are also pleased to inform you that you need to execute the Agreement for Sale ("**AFS**") with us within 30 (thirty) days from the date of Booking, i.e. by \_\_\_\_\_ 2024 ("**Due Date**").
4. For your ready reference we have set out below the activities you need to strictly comply within the Due Date :-
  - i. Sign this Allotment Letter and return the same to us within 30 days from the date of Booking;
  - ii. Pay the Allotment Money within 30 days from the date of Booking.
  - iii. Pay the requisite legal expenses including stamp duty charges and registration costs as applicable and payable by the Allottee(s) for the execution and registration of the AFS.
5. The Allotment of the Property shall be governed by the provisions of the Application Form, AFS and this Allotment Letter. The provisions of the AFS shall at all times be read as a part and parcel of this Allotment Letter. The words starting in capital letters shall have the meaning respectively assigned to them in the AFS.
6. The timely payment of all installments and the continued compliance by you of the provisions of the AFS and this Allotment Letter shall be the essence of the Allotment.
7. The allotment of the Property shall be provisional and shall remain so till such time a formal Transfer/Conveyance Deed for transfer of the same is executed and registered in your favour.

We look forward to a meaningful association with you.

Thanking You ,

Yours faithfully,  
For Shrachi Beu Projects LLP

Thanking You ,

Yours faithfully ,  
For Shrachi Beu Projects LLP

(Authorised Signatory)

(Authorised Signatory)

I/We hereby accept the above terms and conditions

\_\_\_\_\_  
Sole/First Allottee

Date:

Place:

Annexure

Schedule A: Details of the Property

TIARA RESIDENCY

Floor No.

Unit No

Property Type \_\_\_\_\_ BHK

Carpet Area (in SQFT)

Super Built Up Area (in SQFT)

Schedule B: Details of the Price

**Base Cost Charges Breakup**

Charges Name	Amount (INR)
Base Price of __ BHK	
<b>Total :-</b>	

**Other Charges Breakup**

Charge Name	Amount (INR)
Interest free Security Deposit	
Interest Free Maintenance Security Deposit	
CGST-CGST 0.5%	
CGST-CGST 9%	
SGST-SGST 0.5%	
SGST-SGST 9%	
<b>Total :-</b>	

**Schedule C: Payment Schedule**

<b>Milestone</b>	<b>Due Date</b>	<b>Amount</b>
On Application- 3 Lakh (Part Booking Amount)		
Balance Booking Amount (9.5%-3lakh)		
On Execution of Agreement- 10.5%		
On Completion of foundation 10%		
On Completion of 1st Floor 10%		
On Completion of 3rd floor roof casting 10%		
On Completion of 6th floor roof casting 10%		
On Completion of 9th floor roof casting 15%		
On Completion of 12th floor roof casting 10%		
On completion of external plaster-10%		
On possession -5 % of total flat price + Deposits		
<b>Total Cost</b>		

SHRACHI BEEU PROJECTS LLP  
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Authorised Signatory