

Date:.....

To,

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Dear Sir/Madam,

Welcome to the family of "Prajapati Greens"

We have accepted your offer contained in the application and are pleased to provisionally allot you said Unit/Flat in the under-construction Project "**PRAJAPATI GREENS**" at Rajarhat Main Road (211 Bus Route), Beside Hp Petrol Pump - opposite RFA Club play Ground, Mouza - Reckjoani, P.S- Rajarhat, P/O- R/Gopalpur, Within the Local Limit of Rajarhat Bishnupur 1 No. Gram Panchayet, Pin No. 700135, District - North 24 Parganas, West Bengal details whereof are as follows:

Description of the Flat allotted:

Block	Flat Type	Flat No.	Floor

Area Details**			
Super built up area	Built-up Area	Carpet Area	Balcony Area

** Area are subject to change +-5% 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	
(ii)	Covered parking (Small)	
	TOTAL PRICE	
(iv)	GST @5% on the Unit Price	
	TOTAL AMOUNT PAYABLE	
	(Rupees Only)	



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 @ SBI PLR + 2% 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 **Prajapati Infrastructure Co.**

(Partner/Authorised Signatory)

Encl: Annexure "A".

N.B.: All payments to be made through Cheques/ Demand Drafts favoring "**Prajapati Infrastructure Co. Prajapati Greens**" payable at **Kolkata**. The bank details are given herein below:

Account Name: "**Prajapati Infrastructure Co. Prajapati Greens**"

Account No: 022905002576

Bank Name: ICICI Bank

Branch: Technopolis;

Branch code:0229

IFSC: ICIC0000229

Project: PRAJAPATI GREENS
INSTALLMENT PLAN CONCERNING FLAT NO.

ALOTTEE:

Installment	Payment Plan	%	Consideration Amount	GST (5%)	Total
			(Rs.)	(Rs.)	(Rs.)
1	Application Money				
2	Within 15 days of Application Money (less application money)	10%			
3	On Sale Agreement	10%			
4	On completion of Piling of the respective block	10%			
5	On Completion of 1st Floor casting of the respective block	10%			
6	On Completion of 2nd Floor casting of the respective block	10%			
7	On Completion of 3rd Floor casting of the respective block	10%			
8	On Completion of ultimate roof casting of the respective block	10%			
9	On Completion of Bricks work of the unit booked	10%			
10	On Completion of flooring of the unit booked	10%			
11	On Completion of the building and possession	10%			
	TOTAL	100%			

Extras & Deposits:

Sl no.	Particular	Rate	Amount
Utility Charges			
<u>1.</u>	H.T. / L.T. / Transformer	70.00	
<u>2.</u>	Generator Charges	30.00	
Ancillary Expenses (all mandatory)			
<u>3.</u>	Legal & Documentation Charges	2BHK/3BHK	
Additional Deposits			
<u>4.</u>	Maintenance Deposit for 1 year (Interest Free)	2.00	
Consideration			
GST @ 18%			
Total Amount Payable			

*GST @18% is applicable on Utility Charges & Ancillary Expenses