

## ALLOTMENT OFFER

No. SCR/--/2018-19.

Dated: .....

Name

Address

Dear Sir / Madam,

Subject: Allotment of Villa in South City Retreat

We thank you for evincing an interest for acquiring a Villa in our proposed South City Retreat Phase III and you would be glad to know that we have agreed to provisionally allot to you a Villa in our said Project, details whereof are as follows subject to the terms and conditions hereinafter appearing.

Unit Number	Villa Type	Plot Area (Cottah)	BUA	Terrace Area	Swimming Pool Area

### TERMS AND CONDITIONS

1. This Allotment is provisional.
2. A sale agreement detailing out the terms and conditions would be entered into between ourselves as and when called for by us.
3. The Sale Agreement will be in such form as may be prepared by our Advocates.
4. At or before execution of this Allotment Offer you have inspected the title deeds in respect of the project lands and the Scheme for development and after having satisfied with the same, you have approached us for acquiring the above mentioned villa.

South City Projects (Kolkata)

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5. Cost break up and Payment schedule are as follows:

**Cost Break Up**

Basic Cost: Rs.-----

Resort Membership: Rs.----- (Up to 4 members)

Power Back up: Rs.-----

Electrical Charges: Rs. ----- (Rs. 12,500/- per cottah)

Documentation Charges: Rs. -----

Total: Rs. -----

Amount in Words: (-----).


The above mentioned Amount is excluding GST, CAM Deposit, Sinking Fund, Cost of Registration and Stamp Duty, Legal expense, etc.

**PAYMENT SCHEDULE**

- 10 Lacs booking amount + GST
- 10% on Allotment / Agreement (Less - booking amount) + GST
- 20% on completion of foundation +GST
- 20% on completion of structure + GST
- 20% on internal finishes + GST
- 15% on External finishes + GST
- 15% on Possession + GST

6. The stamp duty, registration charges, legal fees and other incidental expenses for execution of the agreement for sale and the deed of transfer would have to be paid borne and discharged by you.

7. Any amount which may become payable on account of GST will also have to be paid and borne by you.

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8. In the event of there being any default on your part in making payment of the installments in the manner as aforesaid then and in that event for the delayed period we would be entitled to interest at the rate of 18% per annum and if such default continues for a period of 30 days then and in that event we shall be at liberty to revoke this provisional allotment and refund all monies paid by you till then after deducting an amount equivalent to 10% of the basic cost, as aforesaid.
9. Nothing herein is intended to be any representations and/or commitment on our part and your right to acquire the said Villa will accrue only after a detailed sale agreement is entered into between ourselves.
10. Subject to force majeure, the possession of the Villa is expected to be handed over on or before December 2018 with grace period of 6 months. In the event of any delay on the part of South City in handing over possession on or before December 2018 together with the grace period as aforesaid, due to any reason not caused by force majeure, the Allottee would be entitled to interest from the subsequent month till handover calculated at the then prevailing interest rate of Nationalized Banks on the money till then deposited by the Allottee to South City.
11. Till the execution of the Sale Agreement, you have agreed to abide by the terms and conditions of your Application and the Allotment Offer.
12. In case of any disputes the same would be resolved by referring the same to arbitration.

We will appreciate if you kindly confirm the acceptance of the Allotment Offer and send us the payments in accordance with the aforesaid schedule within 15 days. Needless to say, in default, the Allotment Offer will stand cancelled entitling us to forfeit the Application Fee and allot the Villa to a third party.

Yours faithfully,  
For SOUTH CITY PROJECTS (KOLKATA) LTD.

Authorized Signatory

Enclosed: Unit Location Plan.

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Confirm & Accepted.

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