



PCB ENTERPRISE PVT. LTD.

Regd. Office : Bakrahat Road, Thakurpukur,
P.O. Rasapunja, South 24 Parganas,
Kolkata - 700 104, West Bengal, India.

CIN No. : U67120WB1994PTC064863

GSTIN : 19AABCP8195K1ZQ

Mobile : +91 (33) 2498 0010/20

E-mail : pcbep1994@gmail.com

ALLOTMENT LETTER

Date :

Ref: Allotment No:

Applicant Form No:

Dear Sir / Madam,

Warm Greetings ! Congratulation.

A Grand Welcome to **Gems Bougainvillas Phase VIII**

Pursuant to the receipt of your Application referred above and relying on your confirmations, representations and assurances to abide by all the terms, conditions and stipulations mentioned in the Application Form signed and accepted by you, we are pleased to inform you that a 'Bungalow' in "**Gems Bougainvillas Phase VIII**" has been allotted to you as per the details given below on the term and conditions mentioned hereinafter:

1. UNIT DESCRIPTION

a)	Unit Category	
b)	Land Area of the Unit (Cottah)	
c)	Built Up Area of Unit (Sq.ft)	
d)	Bungalow No.	
e)	Bungalow Sanction No.	
f)	Cluster	
g)	Car Parking Space	

2. SALE PRICE AND PAYMENT SCHEDULE (Kindly refer to Annexure - A)

a)	Sale Price including Car parking	Rs.
b)	Application Money Received:	Rs.

3. The allotment of the bungalow is subject to the adherence and fulfilment of all the terms and conditions as mentioned in the allotment letter as well as in the Application Form. It is hereby clarified that the allotment letter of the unit shall be governed by the provisions of this allotment letter as well as by the provisions of the Application Form and that such Application Form shall be at all times be read and construed as part and parcel of this allotment letter.
4. The above sell price includes the Club Membership Charges, Site Infrastructure Development Charges & Legal Charges.
5. The above selling price does not includes Electricity Meter Charges/Deposits, Transformer charges, DG Backup charges, Maintenance Deposit charges, Stamp duty Fee, Registration fee, Utility deposit (to be made to the concern government agencies / service provider on actuals), GST, other taxes, duties and levies. Please refer the **payment schedule**, annexed herewith and marked as "Annexure - A".
6. We have annexed herewith and marked as "Annexure - B", the details cost structure and payment schedule of Other Charges to be paid by the Allottee.
7. We have annexed herewith the Allotment **Demand Letter** for the balance of Application Money in conformity with the payment schedule. You are requested to make the prompt payment of the balance of the Application Money.
8. We have annexed herewith the **Demand Letter** for Agreement Money in conformity with the payment schedule. You are requested to make the prompt payment of the Agreement Money. The agreement will be signed after the payment of both Booking Money and Agreement Money in full.
9. All payment should be made by way of Demand Draft / Crossed Cheque / Pay Order / NEFT / RTGS / Favouring "PCB ENTERPRISE PRIVATE LIMITED ", Payable at Kolkata.
10. This allotment is provisional and is subject to your making punctual payment of all amounts in the manner mentioned in the payment schedule and your compliance with the terms of the Allotment Letter and Application form.
11. The payment of instalments within 21 days from the issuance of each demand letter in confirmative with the payment schedule and the performance, observance and compliance of all the provisions of Application Form by you shall be essence of this allotment.

12. Kindly note that expressions 'Allotment', wherever used herein, shall mean provisional allotment till such time a formal agreement for sale for the unit is executed in pursuance of the terms of the Agreement. Kindly note further that the execution of agreement shall be subject to your making payment of the Application Money and Agreement Money and submission of necessary KYC Documents.
13. Please acknowledge the receipt of the Allotment Letter by signing at the designated place on the duplicate/counter part of this Allotment letter and mail/submit the same to the below mentioned address so as to reach us within fifteen days.
14. Please submit the necessary KYC (Know Your Customer) documents in accordance with the directions stated in the Application Form, if not submitted already.
15. For outstation cheques, the application charges will be as applicable and the same shall be borne by the Allottee.
16. Kindly complete your KYC compliance by furnishing necessary details at the earliest in order to avoid delay in execution of Agreement for Sale with respect to the Unit.

Please feel free to contact Ms. Paromita Chakraborti at M: (+91) 7439830117 or mail at customercare@gemsbougainvillas.in for any assistance. (10 am to 7 pm, Monday-Saturday)

Thanking you and assuring you of our best services at all times.

Yours Sincerely,

Authorised Signatory

**PCB ENTERPRISE PRIVATE LIMITED,
CIN NO. U67120WB1994PTC064863,
PAN: AABCP8195K**

Acknowledge by:

Signature of Allottee

Signature Joint Allottee

ANNEXURE - A
Payment Schedule

Sl. No.	Event	Amount
1	Application Money	1,00,000/- + GST
2	Allotment Money	10% + GST (Less Application Money)
3	Agreement Money	10% + GST
4	Completion of Foundation	20% + GST
5	Completion of Ground Floor Roof Casting	20% + GST
6	Completion of 1st Floor Roof Casting	15 % + GST
7	Completion of Brickwork	5 % + GST
8	On Completion of Plaster, POP & Flooring work	5 % + GST
9	On Completion of Electrical, Plumbing and Sanitary work	5 % + GST
10	Possession	10 % + GST

ANNEXURE - B

PAYMENT SCHEDULE OF OTHER CHARGES (* to be paid at the time of Possession)

Sl. No.	Other Charges	Amount(Rs.) (Excluding GST)	Amount(Rs.) (GST)	Amount(Rs.) (Including GST)
1	Club Membership	Inclusive	As per Govt. Rules	As per Govt. Rules
2	Site Infrastructure Development	Inclusive	As per Govt. Rules	As per Govt. Rules
3	Legal & Other Expenses	Inclusive	As per Govt. Rules	As per Govt. Rules
4	Electricity Meter Charges/Deposit*	At Actual	At Actual	At Actual
5	Transformer Charges*	Inclusive	Inclusive	Inclusive
6	DG Backup Charges*	Inclusive	Inclusive	Inclusive
7	Maintenance Deposit for 2 years*	Rs. 3/- per sq.ft per month on (BUA)	As per Govt. Rules	As per Govt. Rules
8	Stamp Duty	At Actual	At Actual	At Actual
9	Registration Charges	At Actual	At Actual	At Actual
10	Utility Deposit *	At Actual	At Actual	At Actual
11	Other Taxes, Duties & Levies (If Any)*	At Actual	At Actual	At Actual

Signature of Allottee

Signature of Joint Allottee