

ALLOTMENT LETTER

Date:

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Dear Sir/Madam,

Re: Provisional Allotment of Unit No Unit Type (BHK) having carpet an area of Sq. Ft. and Balcony carpet area of Sq. Ft. and Exclusive Open Terrace area Sq. Ft., Built up area Sq. Ft. approx. together with Nos Car Parking situated at **ARRJAVV NADIA** at Premises No. 2, Bright Street, Kolkata – 700019.

With reference to your application dated for provisional allotment of the and subsequently realization of Application Money, being the amount of Rs (Rupees.....) from you, we are pleased to inform you that the Unit No. at Arrjavv Nadia has been provisionally allotted to you on the following terms and conditions:

1. Details of Unit

Project Name	Unit Type	Unit Carpet Area (in Sq. Ft.)	Balcony Carpet Area (in Sq. Ft.)	Exclusive Terrace area (in Sq. Ft.)	Open

2. The allotment of the Unit shall be governed by the provisions of this Allotment Letter.

3. The Unit shall be deemed to have been provisionally allotted to you only when we receive within 15 days from the date of this Allotment Letter (i) the duplicate copy of this Allotment Letter duly signed by you, and (ii) the first milestone as indicated in the Payment Schedule being Annexure A. Any failure by you in this regard shall make the provisional Allotment liable to be cancelled by the Promoter at its

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sole discretion and an amount equal to the Cancellation Charges as mentioned herein would be deducted by way of an agreed liquidated damages.

4. The Promoter shall issue notices from time to time (Payment Notices) for payment of instalments by you as per milestones mentioned in the Payment Schedule being Annexure A. You need to clear all dues within the mentioned date in Schedule/Demand.

5. Each instalment of the Total price shall be remitted by means of a cheque/Demand draft/Pay order/NEFT/RTGS as mentioned in the payment notices.

We look forward to a meaningful association with you.

Thanking You

Yours faithfully,

For ARRJAVV BUILDER PVT LTD

ARRJAVV BUILDER PVT. LTD.



Authorised Signatory

(Authorized Signatory)

Enclose: as above (Annexure A)

ARRJAVV NADIA ANNEXURE - A



Unit Details	Carpet Area Sq.ft.	Rate (Rs)	Amount (Rs)	GST (Rs)
A) Unit Cost (I+II+III)				
I) Unit Price				
II) Balcony Area				
B) Car Parking No-				
TOTAL UNIT COST (A+ B)				
TOTAL EXTRA CHARGES				Total Incl. GST

PAYMENT SCHEDULE		Amount (Rs)	GST (Rs)
Booking Amount	9% of Total unit cost + GST (Rs. 51,00,000/- to be submitted at the time of filling of application form as Initial Booking Amount. Balance within 15 days from the date of application.)		
On Agreement -11% of Total Unit Cost + (25% of Club + 25% Generator+ 25% transformer & Electricity + 50% of Legal charges)+ Applicable GST)	11% of the Totalunit Cost		
	25% of club charges + GST		
	25% of Generator charges+ GST		
	25% of Transformer & Electricity + GST		
On Completion of Piling	50% of legal Charges + GST		
On Completion of Foundation	10% of Total Unit Cost		
On Completion of 1st Floor Roof Casting-10% of Total Unit Cost + ((25% of Club + 25% Generator+ 25% transformer & Electricity)+ Applicable GST)	5% of Total Unit Cost		
	25% of club charges + GST		
	25% of Generator charges+ GST		
	25% of Transformer & Electricity + GST		
On Completion of 4th Floor Roof Casting	10% of Total Unit Cost		
On Completion of 8th Floor Roof Casting	5% of Total Unit Cost		
On Completion of 12th Floor Roof Casting	5% of Total Unit Cost		
On Completion of 16th Floor Roof Casting	5% of Total Unit Cost		
On Completion of 20th Floor Roof Casting-5% of TotalUnit Cost + ((25% of Club + 25% Generator+ 25% transformer & Electricity)+ Applicable GST)	5% of Total Unit Cost		
	25% of club charges + GST		
	25% of Generator charges+ GST		
	25% of Transformer & Electricity + GST		
On Completion of 24th Floor Roof Casting	5% of Total Unit Cost		
On Completion of 28th Floor Roof Casting	5% of Total Unit Cost		
On Completion of 32th Floor Roof Casting	5% of Total Unit Cost		
On Completion of Ultimate Roof Casting	5% of Total Unit Cost		
On Completion of Internal Walls of the said Unit/ On completion of Service Lift	5% of Total Unit Cost		
On offer of Possession -5% of TotalUnit Cost + ((25% of Club + 25% Generator+ 25% transformer & Electricity+ 50% of Legal Charges +Maintenance + Sinking +Formation of Association) + Applicable GST)	5% of Total Unit Cost		
	25% of club charges + GST		
	25% of Generator charges+ GST		
	25% of Transformer & Electricity + GST		
	50% of legal Charges + GST		
	Maintenance Charges + GST		
	Sinking Fund		
Formation of Association + GST			

Extra Charges & Deposits	Amount (Rs)	GST (Rs)
Club Membership charges @ Rs ----- per sq.ft on Carpet Area		
Generator charges		
Transformer & Electricity charges @ Rs ----- per sq.ft on Carpet Area		
Legal Charges -		
Formation of Association		
Maintenance Deposit Rs ----- per sq.ft on Carpet Area(i.e Rs ----/sq.ft per month for 1		
Sinking Fund Deposit Rs -----per sq.ft on Carpet Area		
Total Extra Charges & Deposits		

Nomination Charges % on Total Unit Cost
Cancellation Charges	As per RERA
Lock in Period Year from the date of Agreement/ Allotment
Cheque to be in Favor of	"Arrjavv Builder Pvt Ltd. Unit Bright Street"

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