

Ref No:- AL/PP/C/404/01

Date :-04.04.2016

MR.GAUTAM MUKHERJEE  
MS.SAMPA MUKHREJEE  
40/1, Tangra Road,  
Govt Housing State, Block-L, Flat No-08,  
Kolkata-700015  
Phone Nos.- 9831389590.

Customer ID No:-

STP/PP/C/404/112/15-16

Dear Madam,

**Sub :- Allotment of Flat No.- 404, on 4<sup>th</sup> Floor in Block - C in Project "PATHER PPANCHALI".**

In response to your application dated – 03.03.2016, we are pleased to provisionally allot you **Flat No.- 404**, in **Block –C**, on **4<sup>th</sup> Floor** in "**PATHER PPANCHALI**", Boral, Paschim Nischindipur, Kolkata – 700154.

We confirm and acknowledge that you have already paid an amount of ₹ 1,04,661/- (**Rupees One Lakh Four Thousand Six Hundred & Sixty One only**) vide Cheque No- 021024, dated – 02.03.2016 against your provisional allotment of said Flat. On your written request for payment of Consideration amount of the said Flat we have considered and pleased to inform you that we have agreed to allow the balance payment of the full consideration in stated installments as per installment payment plan as mentioned hereunder.

Please note that the payment of balance Consideration in installments are and shall be binding on you till such time the amounts are fully paid by you.

Please find the details of Apartment provisionally allotted to you and the Total cost payable by you & installment Payment plan as mentioned below in Tables 1 & 2:

Flat Type	3 BHK
Flat No.-	404 on 4 <sup>th</sup> Floor in Block – C
Total Area of the Flat	1024 Sq Ft

Developers



**Table 1 Total Cost of the Apartment in Rupees is as stated below :**

Basic Flat Cost @ ₹ 2,600/- per sqft	₹ 26,62,400/-
Car Parking Cost	₹ N.A.
<b>Total Consideration</b>	<b>₹ 26,62,400/-</b>
<b>Other Charges</b>	
Club Membership charges	₹ 1,50,000/-
Transformer Charges @ ₹ 40/- per sqft	₹ 40,960/-
Generator Charges	₹ 35,000/-
Maintenance Deposit	₹ 18,432/-
Legal Fees	₹ 20,000/-
Service Tax	₹ 1,32,176/-
<b>Total Cost</b>	<b>₹ 30,58,968/-</b>

**Table 2 Schedule of Payments in Rupees in agreed installments**

*All figures in Rupees*

<b>1. On Booking</b>	<b>Booking amount</b>	₹ 1,01,000/-
	<b>Service Tax</b>	₹ 3,661/-
<b>2. On Agreement</b>	<b>20% Of Consideration Less Booking Amount</b>	₹ 4,31,480/-
	<b>Service Tax</b>	₹ 15,641/-
	<b>Legal Fees</b>	₹ 20,000/-
	<b>Service Tax @14.5%</b>	₹ 2,900/-
<b>3. On or before Foundation</b>	<b>15% Of Consideration</b>	₹ 3,99,360/-
	<b>Service Tax</b>	₹ 14,477/-
	<b>50% Club Membership</b>	₹ 75,000/-
	<b>Service Tax @ 14.5%</b>	₹ 10,875/-
<b>4. On or before First Floor Casting</b>	<b>10% Of Consideration</b>	₹ 2,66,240/-
	<b>Service Tax</b>	₹ 9,651/-
<b>5. On or before Second Floor Casting</b>	<b>10% Of Consideration</b>	₹ 2,66,240/-
	<b>Service Tax</b>	₹ 9,651/-
<b>6. On or before Third Floor Casting</b>	<b>10% Of Consideration</b>	₹ 2,66,240/-
	<b>Service Tax</b>	₹ 9,651/-
<b>7. On or before Fourth Floor Casting</b>	<b>10% Of Consideration</b>	₹ 2,66,240/-
	<b>Service Tax</b>	₹ 9,651/-
	<b>Club Membership Charges</b>	₹ 75,000/-
	<b>Service Tax @14.5%</b>	₹ 10,875/-
<b>8. On or before Brick work</b>	<b>10% Of Consideration</b>	₹ 2,66,240/-
	<b>Service Tax</b>	₹ 9,651/-
<b>9. On or before Flooring</b>	<b>10% Of Consideration</b>	₹ 2,66,240/-
	<b>Service Tax</b>	₹ 9,651/-
<b>10. Before Possession</b>	<b>Generator Charges</b>	₹ 35,000/-
	<b>Maintenance Deposit</b>	₹ 18,432/-
	<b>Transformer Charges</b>	₹ 40,960/-
	<b>Service Tax @14.5%</b>	₹ 11,014/-
<b>11. On or before Possession</b>	<b>5% Of Consideration</b>	₹ 1,33,120/-
	<b>Service Tax</b>	₹ 4,826/-

**\*\*Additional Charges are payable as and when demanded along with then applicable service tax**

The payment as mentioned in Point no.- 2 of Table 2 shall be paid within **30 (Thirty) days** from the date of issue of this Letter of Allotment failing which this Provisional Allotment Letter shall be liable for cancellation and 90% of the Token amount paid by you shall be refunded after 120 days of intimation of cancellation without any further entitlement of the provisional allotment and no claim shall be entertained from you in this regards For payments as mentioned in Point no.- 3 of Table 2 onwards till full payment of the Total Cost as per Table 1 above we shall, from time to time, send demand notice for payments as per Table 2 and the same shall be paid by you as per the terms and conditions agreed upon. Please note that delay in payment beyond the stipulated date shall attract an interest of 18% p.a. Your timely disbursement of payment is therefore solicited.

Please send your remittance by pay order / Demand Draft / Cheque in favour of **Sonartori Projects** payable at Kolkata.

Please quote your Customer ID as stated in this letter as a reference in future payments and correspondence with the Company. This letter is being sent to you in duplicate and please sign the confirmation clause written below as a token of your acceptance of the contents and return to us. Please retain one copy with you.

For any future correspondence, you please may use the following contact points :  
Call @ + 91 8420197740. E-mail @ [anirban@teamtaurus.co.in](mailto:anirban@teamtaurus.co.in)

Assuring you of our best services at all times.

Thanking you,  
Yours Sincerely,  
For **Sonartori Projects**



*Authorised Signatory*

.....  
**Confirmation Clause:**

We confirm and accept what is stated above and undertake to pay the amount as stated above in Table 1 and Table 2

*Name*

.....  
(Signature of the Sole/First Allottee)

Place:

Date: