

Mr. Sujit Das Son of: Anath Bandhu Das  
Mrs. Sumana Basu Das Wife of : Mr Sujit Das  
Uma Apartment 2nd Floor,B/2 Ramgarh Near Iris Hospital,  
Ganguly Bagan , Kolkata, West Bengal, Pin:-700047

Date: 03.10.2018

Dear Sir/ Madam,

**Sub: Allotment of Residential Flat No. D** on the **7th Floor** in **Block No. 11A** having a Carpet Area of **706** Sq. Ft. Built-Up Area being **842** Sq. Ft. {along with the area of the balcony(ies)/Verandah(s)} and Super Built-Up Area being **1081** Sq. Ft. [which includes the proportionate share in the Common Areas and Installations], in the Housing Complex “**Prudent Prana**” in Mouza Sripur Bagherghole, J. L. No. 59, Pargana-Magura, Touzi No. 1, comprised in Holding No. 272, Sripur Bagherghole ‘A’, P. S. Sonarpur & A.D.S.R. Garia, under Rajpur Sonarpur Municipality, Ward No. 33, District South 24 Parganas, Kolkata – 700 103, **Together with 1** No. Of Car Parking Space; **Together with Nil** No. of Two Wheeler Parking Space.

We have accepted your offer mentioned in your application form dated 19-09-2018 and are pleased to allot to you, one flat in the Housing Complex “**Prudent Prana**” in Mouza Sripur Bagherghole, J. L. No. 59, Pargana-Magura, Touzi No. 1, comprised in Holding No. 272, Sripur Bagherghole ‘A’, P. S. Sonarpur & A.D.S.R. Garia, under Rajpur Sonarpur Municipality Ward No. 33, District South 24 Parganas, Kolkata – 700 103,etails whereof as well as the price etc. are as follows :

**Description of the Flat allotted:**

Head	Price
(i) Apartment No. <b>D</b> , Block No. <b>11A</b> ; Floor <b>7th</b> ; Carpet Area <b>706</b> ; Built-up Area <b>806</b> ; Super Built –up Area <b>1081</b> .	Rs. 3707830
(ii) 1 number Medium Open Independent Car Parking in the ground floor	Rs. 350000
(iii) _____ number Two Wheeler parking in the ground floor	Rs. Nil
Add: GST	Rs. As Applicable
Less: Discount	Rs. Nil
<b>Total:</b>	<b>Rs. 4057830</b>

In terms of the Payment Schedule annexed to the Application Form, an amount equivalent to **10%** of the Consideration amounting to **Rs. 470267.50** (“**the Booking Amount**”) is payable by you within **15 days** from the date of this letter. After adjustment of the initial Token Amount of Rs. **104500** paid by you, you are now required to pay the balance **Rs. 365767.5** (**Rupees Three Lakh Sixty Five Thousand Seven hundred Sixty Seven point Five**) only, within the said period of **15 days** from the date hereof.

Further, you are also requested to execute and register the sale agreement within **30 days** from the date hereof and make payment of further balance amount of the Consideration amount as aforesaid.

In case the above payments are not received within the stipulated period as hereinabove mentioned or in case of default on your part to execute and register the agreement within the period hereinabove mentioned, then this Allotment Letter shall be treated as cancelled and rescinded. The terms and conditions contained in the application form shall apply mutatis mutandis.

Thanking you.

Yours faithfully,

For **Prudent Infra Realty Pvt. Ltd.**

**Authorised Signatory**

**N. B.:**

1. All payments through Cheque/Demand Draft./RTGS/NEFT favouring “**Prudent Infra Realty Pvt. Ltd. Escrow A/c 000605030778**” payable at Kolkata.
1. This allotment is subject to encashment of Cheque//Demand Draft, failing which the same shall automatically stand cancelled and rescinded.
1. Apart from the total price as mentioned above, you shall also be liable to pay all advances, extras and deposits on account of maintenance, municipal taxes, HT/LT connection, generator, electricity meter, holding organization and sinking fund.
1. Kindly also issue cheque for documentation charges of Rs. 7500/- favouring “Mayank Kakrania” as mentioned in the application form.