

Date :- Jun 07, 2019

CUSTOMER'S COPY

To,
Mrs. Parijat De
Shree Durga Apartment
10, Uttar Para Road
Khaja Anower Berh, Borobari
Bardhaman (m), Sripalli
Pincode-713103
West Bengal , India

ALLOTMENT LETTER

Sub: Provisional Allotment of unit No.TGSA4-11A-2.51K, of type Plot in Residential Plot-TGS Avenue - 4 , Renaissance Township, Burdwan, at Mouza - Goda, Nababhat, Kantrapota Yousufabad

Ref: Customer Code -RSD2/TGSA4/11A/414

Dear Madam,

With reference to your application dated **May 21, 2019** and subsequent realization of the Application Money, being the amount of **Rs. 2,38,801/- (Rupees: Two Lakhs Thirty Eight Thousand Eight Hundred One only)** received from you, we are pleased to provisionally allot you the above- mentioned '**Property**', details of which are set out in **Schedule A** in the attached '**Annexure**' on the terms and conditions of this letter and that of the Application form as agreed and signed by you.

Please countersign the developer's copy of this letter, which is being sent, herewith in acknowledgement of your confirmation and acceptance of all the terms and conditions as set out in this letter, as well as those set out in the General Terms and Conditions. You are requested to make the payment within the due date as per **Schedule C**, and the enclosed **Demand Letter / Invoice for Advance**.

The Property shall be deemed to have been provisionally allotted to you only when we receive within the Due date (i) the developer's copy of this Allotment Letter duly signed by you, and (ii) the Payment as indicated in **Schedule C**, & the enclosed **Demand Letter / Invoice for Advance**. Any failure by you in this regard shall make the Allotment liable to be cancelled by the Company at its sole discretion as per Terms & Conditions.

Please note that you are liable to pay extra costs/ charges towards Stamp duty, registration Fees, legal documentation charges, rates, taxes(as applicable), electricity connection charges, generator charges, maintenance security deposit, any other applicable charges and charges on account of formation of Association of Owners, but not limited to the above, upon demand.

You will be required to make the payment of the installments/installment and all other dues, as set out in **Schedule C**, of the **Annexure**, or within the scheduled time frame indicated (**Due Date**) or notices issued by The Company from time to time ("**Demand Letter / Invoice for Advance**"). The timely payment of all installments and the continued compliance by you of the provisions of the GTC shall be the essence of the Allotment.

Please quote your **Customer Code** as mentioned above for all your future correspondence.

**Shrachi Burdwan Developers Pvt. Ltd.**

Shrachi Tower, 686 Anandapur, E.M. Bypass - RB. Connector Junction, Kolkata - 700 107, West Bengal
H.O. Ph : 033 3984 3984, Site : 8334926000, 8334964000
email : sales@shrachi.com, Website : www.shrachibardhaman.com
CIN : U45200WB2006PTC111545

The said Property has been provisionally allotted to you for a **Total Price** as indicated in **Schedule B** in the attached Annexure. Out of the Total Price, 10% shall be kept with the Company, as a promissory for fulfillment of the Terms and Conditions of this allotment Letter and the General Terms and Condition.

In addition to the aforesaid, you shall also be required to pay the additional expenses and charges along with the final installment or otherwise which we will notify you from time to time. Such expenses shall be including but not be limited to the following:

- (a) Costs, deposits and charges towards making arrangement for WBSEB/WBSEDCL to install transformers and provide electricity connection to the allotted Property
- (b) Documentation charges for drafting the conveyance/transfer deed as indicated in Schedule B

You will also be required to make payment of an extra amount for the Plot Area towards lease rent to the Burdwan Development Authority (BDA), which will commence from the date the possession of the Property is handed over to you and/ or date of execution of the Lease Deed (whichever is earlier).

It is clarified that this is a provisional allotment and is not an agreement to lease or transfer. It is further clarified that the formal transfer document shall be executed only after the Plot has been completely developed and the total price in accordance with the Price and Payment Schedule, together with all other dues and deposits, as applicable, has been received by the Company. The transfer documents must be executed before taking over possession of the Plot.

We shall endeavor to hand over possession of the allotted Property to you within 3 months from the date we receive the Allotment Letter duly countersigned by you on the date of sanctions, whichever is later, save delay due to Force Majeure.

We look forward to a meaningful association with you.

Yours sincerely,
For **Shrachi Burdwan Developers Pvt. Ltd.**

For **Shrachi Burdwan Developers Pvt.Ltd.**

Anubha
Authorised Signatory

[Signature]
Authorised Signatory

Confirmation Clause:
I/We confirm all the above terms and conditions:

(Signature of the Sole/First Allottee¹)

Place _____

Date _____

Encl: i) Annexure
ii) Demand Letter/Invoice for Advance
iii) General Terms and conditions

¹ If the Sole/First Allottee is a non-individual then the Authorised representative should sign along with the seal of the organization.

Annexure

Schedule A: Details Of the Property

Residential Plot TGS Avenue
Unit No. 1 TGS A-1A-2.51K
Property Type: Plot
Plot Area: 2.51 Kottah
Saleable Area: 2,107.20 Sqft
No. Of Parking Space: Nil
Parking Space Type: Nil

Schedule B: Details Of the Price

Base Cost Charges Breakup

Charge Name	Amount (INR)
Land Cost	23,88,014.00
Total Price: -	23,88,014.00

Other Charges Breakup

Charge Name	Amount (INR)
External Development Charges	90,360.00
Documentation Charges	23,880.00
Infrastructure/Equipment Charges	9,036.00
CGST - CGST 9%	11,998.00
SGST - SGST 9%	11,998.00
Maintenance Deposit	10,040.00
Total :-	1,57,312.00

Schedule C: Payment Schedule

Payment Description	Due Date	Amount (INR)
Booking	May 21, 2019	2,38,801.00
On Notice of Possession	Jul 05, 2019	23,06,525.00
Total :-		25,45,326.00

Tax Invoice

Renaissance®

From
Shrachi Burdwan Developers Pvt. Ltd.
686, Anandapur, Kolkata

Kolkata (Calcutta) - West Bengal, India

PAN : AAKCS2315M

GSTIN :

Project : BURDWAN TOWNSHIP PHASE -2
Project Address : MOUZA - GODA Nababhat Kantrapota
Subproject : Residential Plot-TGS Avenue
Unit No. : TGSAA-11A-2.51K
Customer Code : RSD2/TGSAA/11A/414
Saleable Area : 1,807.20 SqFt.

To

Mrs. Parijat De

Shree Durga Apartment, Khaja Anower Berh, 10 No Uttar para
Road, Post- Sripally, Dist-Burdwan, Landmark-Borobari.

Burdwan - 713103

Contact : 8299117236, Mobile : +918299117236

GSTIN :

Invoice No. : SBDPL/19-20/347

Dated : Jun 07, 2019

Burdwan Rising

Dear Sir / Madam,

We wish to inform you that your following installment/s is/are falling due on the dates indicated against the events listed under

Due Date	Event	Charge Type	SAC Code	Amount	1/3rd	Taxable	CGST 9%	SGST 9%
Jul 05, 2019	On Notice of Possession	Documentation Charges		23,880.00	0.00	23,880.00	2,149.20	2,149.20
		External Development Charges	995435	90,360.00	0.00	90,360.00	8,132.40	8,132.40
		Infrastructure Equipment Charges		9,036.00	0.00	9,036.00	813.24	813.24
		Land Cost		2,149,213.00	0.00	0		
		Maintenance Deposit	995439	10,040.00	0.00	10,040.00	903.60	903.60
Total				2,282,529.00	0.00	133,316.00	11,998.44	11,998.44
Total Invoice Amount								2,306,525.88
Previous Due								0.00
Interest Amount								0.00
CGST 9% On Interest								0.00
SGST 9% On Interest								0.00
Rounded Off								0.12
Total Amount Due								2,306,526.00

Invoice Amount In Words : Rupees Twenty Three Lakh Six Thousand Five Hundred Twenty Six Only

A) In case of part payment GST will be adjusted first. In the event of there being any outstanding interest payable we shall then adjust the same on receipt of your payment and the remainder will be added to the principal payable by you with the following installment and interest will be charged on the same.

B) Any advance payments done by you has been duly considered and the balance payable amounts has been shown in this invoice.

C) The Company reserves the right to cancel the booking / allotment if payments including interest are delayed beyond a period of two months.

Payment may please be made by bank drafts or A/C payee cheques favouring Shrachi Burdwan Developers Private Limited, payable at West Bengal only. You may also remit payment through ECS (Electronic Clearing System) or RTGS (Real Time Gross Settlement) facilities to the following account :-

Name of the Organisation : Shrachi Burdwan Developers Private Limited

Banker: HDFC Bank

Branch: Golpark

Current Account Number: 57500000116896

IFSC CODE: HDFC0000022

Outstation or Non MICR or Non CTS cheques will not be accepted.

Thanking You,

Your Faithfully

For Shrachi Burdwan Developers Pvt. Ltd.

Soumitra Datta

For Shrachi Burdwan Developers Pvt. Ltd.

Biswajit Das

PS: If your accounts do not tally with our records please contact our office immediately. Please mention Customer Name, Code, Unit No, Project Name and Payment Details behind your cheque or DD by pencil only. In case you choose to deposit the payment directly to our bank, please intimate us with transaction details through email or letter.

In Case you require any documents for your housing loan disbursement (NOC, Tripartite Agreement etc) from us kindly intimate the same with the copy of your Loan Sanction Letter, Please note that we will require 7 working days to process the same.

In case of any queries kindly provide us with the copy of drawing and plan of the PG Sanctioned. We shall be glad to do the needful.

SHRACHI

Shrachi Burdwan Developers Pvt. Ltd.

Dreamer. Doer.

Shrachi Tower, 686 Anandapur, E.M. Bypass - RB, Connector Junction, Kolkata - 700 107, West Bengal

H.O. Ph : 033 3984 3984, Site : 033 4926000, 033 4964000

email : sales@shrachi.com, Website : www.shrachibardhaman.com

CIN : U45200WB2006PTC111545