

Dated: 18.03.2020

MR. RITAM TALUKDAR
MRS. MOHANA SAHA
Dream Apartment, 3rd Floor, Flat No.7,
455 Jessore Road, Kolkata-700055.

Dear Sir / Madam,

Sub : Allotment of Apartment / Flat No. 6B of Block 9 on the South & East side on the Sixth Floor having a Carpet Area (Excluding Balcony area of 27 sqft) of 841 Sq. Ft. (Built-Up Area being 946 Sq. Ft. inclusive balcony/ verandah), at Urban Greens, Phase II A, Atghara, Rajarhat Main Road Kolkata-700136

We have accepted your offer contained in the Application dated on 16th March 2020 and are pleased to allot to you one Unit in the project "URBAN GREENS, Phase- IIA" at Atghara, Rajarhat Main Road, Kolkata- 700 136, details whereof as well as the price etc., are as follows:

The Total Price for the Apartment based on the carpet area is **Rs.64,18,860/- (Rupees Sixty Four Lakh Eighteen Thousand Eight Hundred Sixty only)** ("Total Price" Exclusive GST), break up whereof is as follows:

Head	Price
Description of the Unit allotted: (i) Apartment No 6B, Sixth Floor, Block 9, Phase-II A at the Bigger Property; Carpet Area 841 Sq. Ft. Balcony-27 Sq Ft., Built-up Area 946 Sq. Ft.	Rs.59,45,800/-
(ii) Preferred Location Charges -(South & East)	Rs.1,30,200/-
(iii) Preferred Location Charges - Floor Rise	Rs.1,51,900/-
(iv) exclusive right to use the attached open space measuring as garden;	Not Applicable
(v) Without car parking	Not Applicable
(vi) Electric Line expenses	Rs.95,480/-
(vii) Club Charges	Rs.95,480/-
Total Price Exclusive GST	Rs.64,18,860/-
Add : GST	Rs.3,82,441/-
Total Price:	Rs.68,01,301/-



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EXTRAS, DEPOSITS & ANCILLIARIES

Sl. No.	Particulars	Amount(in Rs.)	GST @ (as applicable)	Total Amount (in Rs.)
1	Legal Charges	40,000/-	7200/-	47200/-
2	Municipal Tax Deposit	18,920/-	3,406/-	22,326/-
3	Charges for Generator Power Back-Up	30,000/-	5,400/-	35,400/-
4	Maintenance Deposits	39,732/-	7,152/-	46,884/-
5	Charges for Formation Of Association	3000/-	540/-	3540/-

The above assumes GST rates at current rates. The same will be charged at actual at the time of making the payment and will be over and above the amounts in the schedule.

In accordance with the Payment Schedule annexed to the Application Form, the Booking Amount, equivalent to **10%** of the Consideration amounting to **Rs.6,80,130/- (Six Lakh Eighty Thousand One Hundred Thirty only) inclusive GST (in short "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.2,00,000/- (Two Lakh Only) plus GST**, you are now required to pay the balance **Rs.4,41,886/- (Four Lakh Forty One Thousand Eight Hundred Eighty Six only) plus GST** within the said period of **15 days** from the date hereof.

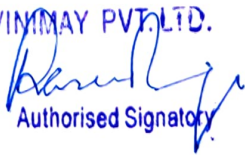
Further, you are also requested to execute and register the sale agreement within **30 days** from the date hereof and make payment of further 10% of the Consideration amounting to **Rs.6,41,886/- (Six Lakh Forty One Thousand Eight Hundred Eighty Six only) plus GST**.

In case the above payments are not received within the period hereinbefore mentioned or in case of default on your part to execute and register the agreement within the period hereinbefore 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,

DISPLAY VINIMAY PVT.LTD.



Authorised Signatory

DISPLAY VINIMAY PVT. LTD.