

Mr. Manish Khaitan

59 Sailo Kumar Mukherjee Road
2nd Floor Rose Marry Bus Stop Before Howrah AC Market
Howrah : 711101
West Bengal , India

Co Applicant Name: **Mrs. Shivani Khaitan**

ALLOTMENT LETTER

Sub: Allotment of Flat 10C (4 BHK) in GARDENIA having a super built up area 2,150.00 Sq.Ft. at IDEAL GREENS, 591 A, Motilal Gupta Road, P.S. Haridevpur, Kolkata, West Bengal, India, PIN-700008

Ref: Customer Code : IGR-30

Dear Sir/Madam,

This is in response to your application dated: Sep 04, 2014.

Subject to realization of the Cheque or Draft of **Rs. 3,09,270.00 (Rupees: Three Lakh Nine Thousand Two Hundred Seventy only)** paid by you as **Booking Money**, we are pleased to allot you Flat 10C (4 BHK) in GARDENIA at IDEAL GREENS, 591 A, Motilal Gupta Road, P.S. Haridevpur, Kolkata, West Bengal, India, PIN-700008 for an Agreed Consideration of **Rs.1,14,22,560.00/-** (Rupees: One Crore Fourteen Lakh Twenty Two Thousand Five Hundred Sixty only) (**Total Price**), payable as per attached payment plan, on the terms and conditions of sale contained in our standard Agreement for Sale. The Agreed Consideration includes 1 Covered & 1 Open car parking space/s, of the type you have applied for.

You have the right to opt out of booking by communication in writing, within 15 (fifteen) days from the date of booking and in such event, after deducting 1% (one percent) of the Agreed Consideration as forfeiture charge, we shall refund to you the balance of the Booking Money, if any (without any interest or damages) and this Allotment Letter shall automatically stand withdrawn and cancelled.

The above allotment is subject to the agreed terms and conditions mentioned in the standard Agreement for Sale, given to you.

On your signing of the standard Agreement for Sale, the standard Agreement for Sale and Allotment Letter would be read together.

Lock-in Period: The Buyer cannot nominate in favour of any third party before the expiry of a period of 12 (twelve) months from the date of this Allotment.

Thanking You,

Yours Faithfully,
For **Ideal Real Estates Pvt. Ltd.**



Authorized Signatory
Anuj Tulsyan

Payment Schedule

Allotment Date : Sep 04, 2014

Customer Code : IGR-30

Customer Name : **Mr. Manish Khaitan**

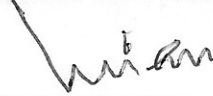
Address : 59 Sailo Kumar Mukherjee Road 2nd Floor Rose Marry Bus Stop Before Howrah AC Market,
Howrah - 711101
West Bengal, India

Co Applicant Name : **Mrs. Shivani Khaitan**

Particulars	Total cost .	Service Tax	Net Due
Basic	8,815,000	326,860	9,141,860
HE	677,250	25,112	702,362
Air Condition	322,500	11,958	334,458
PLC	322,500	39,861	362,361
CP	850,000	31,519	881,519
Total	10,987,250	435,310	11,422,560

Events	Due Date	Basic Unit Cost	HE	Air Condition	PLC	Car Park	ST on Basic + HE+AC+Car Park Cost @ 3.6%	ST on PLC @ 12%	Education Cess @2%	Secondary and Higher Education Cess @1%	Total
Booking	4-Sep-14	300,000					10,800	-	216	108	311,124
Booking+30	4-Oct-14	581,500	67,725	32,250	32,250	85,000	27,593	3,870	629	315	831,132
Booking+60	3-Nov-14	881,500	67,725	32,250	32,250	85,000	38,393	3,870	845	423	1,142,256
Booking+170	21-Feb-15	617,050	47,408	22,575	22,575	59,500	26,875	2,709	592	296	799,580
Booking+280	11-Jun-15	617,050	47,408	22,575	22,575	59,500	26,875	2,709	592	296	799,580
Booking+390	29-Sep-15	617,050	47,408	22,575	22,575	59,500	26,875	2,709	592	296	799,580
Booking+500	17-Jan-16	617,050	47,408	22,575	22,575	59,500	26,875	2,709	592	296	799,580
Booking+610	6-May-16	617,050	47,408	22,575	22,575	59,500	26,875	2,709	592	296	799,580
Booking+720	24-Aug-16	617,050	47,408	22,575	22,575	59,500	26,875	2,709	592	296	799,580
Booking+830	12-Dec-16	617,050	47,408	22,575	22,575	59,500	26,875	2,709	592	296	799,580
Booking+940	1-Apr-17	617,050	47,408	22,575	22,575	59,500	26,875	2,709	592	296	799,580
Booking+1050	20-Jul-17	617,050	47,408	22,575	22,575	59,500	26,875	2,709	592	296	799,580
Booking+1160	7-Nov-17	617,050	47,408	22,575	22,575	59,500	26,875	2,709	592	296	799,580
On possession		881,500	67,725	32,250	32,250	85,000	38,393	3,870	845	423	1,142,248
Total		8,815,000	677,250	322,500	322,500	850,000	383,929	38,700	8,453	4,226	11,422,560

For **Ideal Real Estates Pvt. Ltd.**


Authorized Signatory
Anuj Tulsyan