

LETTER OF ALLOTMENT

Date: 24.05.2017

TO,
MR. JAYANTA SAHA
MRS. ASHMANI SAHA
153/2, ROY BAHADUR ROAD, BEHALA,
KOLKATA-700034

Subject: Provisional Allotment of Composite Unit at DTC SOUTHERN HEIGHTS, Kolkata.

Reference: Your Customer ID No.: B2-C4

Dear Sir/ Madam,

We welcome you to be a part of "DTC Southern Heights".

With reference to your application, we are pleased to provisionally allot to you the Composite Unit as described below Subject to your making timely payments of the Price and the Extras and Deposits as mentioned below and subject to your complying with the terms and conditions of sale as contained in our standard Agreement for Sale to be signed by you.

1. Description of the Composite Unit:

1.1 Unit/Flat No. 2-C4, Floor No. 4th, Block No. 2, Super-Built-up Area: 1260 Sq. ft.

1.2 Car Parking Space: 1 nos. of Covered Dependent Car Parking space (MLCP, Open-) and The Car Park/s and/or Two-Wheeler Park will be identified at the Date of Possession.

2. Price: The total Price of the Unit is Rs. 40,74,100/- (Rupees Forty Lacs Seventy Four Thousand One Hundred only).

3. Extras: Besides the Price, you will be required to pay the following amounts before the last Installment as and when the Company demands to pay the same:

3.1 **Transformer Charges:** Rs.50/- (Rupees fifty) per Square Feet of the Super Built-up Area.

3.2 **Electricity Charges:** Reimbursement of the actual cost to be incurred to bring WBSDCL L.T. connection to the Block where the Unit is situated.

3.3 **Generator facility for inner consumption:** Proportionate cost of providing stand-by generator for the internal consumption in the Flat, to be paid at the rate of Rs.30/- (Rupees thirty) per Square Feet of the Super Built-up Area.

3.4 **Club Development Charges:** Rs.50,000/- (Rupees Fifty Thousand only)

3.5 **Legal Fees:** Rs.15,000/- (Rupees fifteen thousand).



DTC Projects Pvt. Ltd. CIN No.: U51909WB1995PTC067230

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3.6 **Mutation Costs:** All rates, taxes, fees and incidental costs for Mutation as specified by the person appointed by the Company.

4. **Deposits:** The following amounts will have to be paid on the Date of Possession of the Unit:

4.1 **Sinking Fund:** Rs.2.50 (Rupees two and paise fifty) per Square Feet of the Super Built-up Area per month for 12 months.

4.2 **Maintenance Charges Deposit:** Rs.2.50 (Rupees two and paise fifty) per Square Feet of the Super Built-up Area, per month for 12 Months.

Note: Electric Meter Deposit and Municipal/Panchayat rates and taxes will be determined on actual.

5. **Payments:** The Price together with the Extras and Deposits shall have to be paid in the following manner, which is linked with the progress of work of the Block in which the Unit is situated:

Payment Schedule	Amount (Rs.)
<i>On Application (Advance)</i>	<i>One Lac together with applicable Service Tax.</i>
1st Installment , at or before the execution of Agreement for Sale, within 21 days from the date of receipt of this Letter of Allotment.	(i) 20% of the Price Less Advance, together with applicable Service Tax, (ii) 50% of Club Development Charges together with applicable Service Tax, (iii) 50% of Legal Fees together with applicable Service Tax.
On Completion of Piling	10% of the Price together with applicable Service Tax.
On Completion of Ground Floor Casting	10% of the Price together with applicable Service Tax.
On Casting of 1 st Floor	10% of the Price together with applicable Service Tax.
On Casting of 3 rd Floor	5% of the Price together with applicable Service Tax.
On Casting of 5 th Floor	5% of the Price together with applicable Service Tax.
On Casting of 7 th Floor	5% of the Price together with applicable Service Tax.
On Casting of 9 th Floor	(i) 5% of the Price together with applicable Service Tax, (ii) 50% of Extras Charges <i>save and except the Club Development Charges and Legal Fees</i> , together with applicable Service Tax.
On Completion of Internal Plastering	10% of the Price together with applicable Service Tax.
On Completion of flooring	10% of the Price together with applicable Service Tax.

On or before the date of possession	(i)10% of the Price together with applicable Service Tax (ii) the balance of the Extras Charges together with applicable Service Tax, (ii) 50% of Club Development Charges together with applicable Service Tax, (iii) 50% of Legal Fees together with applicable Service Tax. (iv) the Deposits together with applicable Service Tax.
<i>Total=</i>	100%

Payments will be made only by Cheque/ Demand Draft payable at Kolkata in favour of "DTC Projects Private Limited".

6. This Letter of Allotment is provisional and subject to your signing our standard Agreement for Sale within 21 days from the date of receipt of this Letter of Allotment by you failing which this Allotment Letter shall automatically stand withdrawn and cancelled. On your signing our standard Agreement for Sale, this Allotment Letter will automatically be replaced by our standard Agreement for Sale.

Yours faithfully,
For DTC Projects Pvt. Ltd.



(Authorised Signatory)

[PAN AAECs1016K / SERVICE TAX REGISTRATION NO. AAECs1016KSD001]