

ALLOTMENT LETTER

Date:

To,

Ref :- Offer of Provisional Booking of the **Flat No. XX** on the 0th floor in **Tower “II”** at ‘**AMARANA RESIDENCES**’, 44, Matheswartala Road, Kolkata – 700046.

Dear Sir/ Madam,

We are pleased to inform you that with reference to your Application dated 09/07/2019, **Flat No. XX**, on the 0th floor in **Tower “II”** having carpet area of 000 **sq. ft.**, built up area of 000 **sq. ft.** and super built up area of 0000 **sq. ft.**, balcony admeasuring approximately 00 **sq. ft.**, with **One XYZ** Parking and a pro rata share in the common areas of the project (hereinafter referred to as the “**Apartment**”), at “**AMARANA RESIDENCES**”, has been provisionally allotted in your favor.

The plan of the floor showing the allotted Apartment marked in red border is annexed with this booking letter.

Please note that The total price excluding GST for the Apartment is INR **Rs.ABCD/-** (“**Total Price**”). The Total Consideration excluding GST for the Apartment is **Rs. ABCD/-**. The Total Price and Total Consideration have been arrived at in the following manner:

Sl. No.	Description	Price
1.	Tower No. 2 Type – a Floor – 0 Price for carpet area of the unit @ Rs. 4550/- per sq. ft.	Rs. 00.00
2	Exclusive Balcony appurtenant to the said Apartment	Rs. 000.00
3	Height Escalation Charges & PLC Charges	Rs. 00.00
4	Parking	Rs. 000.00
5	Proportionate price of Common Areas	Rs. 00
Total Price excluding GST (in INR)		Rs. .00
7	Other Charges: (i) Club Development Charges (ii) Transformer & Main Meter Charges (iii) Generator Charges	Rs. 000.00 Rs. 00 Rs. 00
Total Consideration excluding GST (in INR)		Rs. 00
GST on Total Consideration & Other Charges		Rs. 00
Total Price including Other Charges & GST (in INR)		Rs. 00
8	The other charges and deposits payable : Deposits & Charges: (i) Maintenance In advance (1 year) (ii) Legal Charges (iii) Formation of Association (iv) Sinking Fund	Rs. 00 Rs. 00 Rs. 00 Rs. 00

	(v) Municipal Tax Deposit	Rs.	00
GST on Deposits & Charges		Rs.	00
Grand Total		Rs.	00

Please note that the Total Price include taxes (goods and service tax) as applicable currently. In case there are any changes in the statutory tax structure the amount may vary accordingly.

The total Price shall be payable as per the table provided below:

PAYMENT SCHEDULE / MILESTONE	Percentage	AMOUNT	
On Application	10%	Rs.	00.00
On or before Agreement		Rs.	00
Completion of Piling	10%	Rs.	00
1st Floor slab casting	10%	Rs.	.00
3rd floor slab casting	10%	Rs.	00
6th floor slab casting	10%	Rs.	00
9th floor slab casting	10%	Rs.	00
Completion of Roof	15%	Rs.	00
Completion of external plastering of the entire building	10%	Rs.	00
Completion of flooring work of the entire building	10%	Rs.	00
On possession	5%	Rs.	00
GRAND TOTAL	100%	Rs.	00

We will send demand notices for each installment of the Total Price and you will have to make payment of the same within 15 (fifteen) days from the date of such notice. Separate demand notices shall be sent to you for payment of the Deposits & Charges at the time of possession. Timely payment shall be the essence of this allotment.

This offer of provisional allotment shall not be treated as a sale or transfer document and does not create any right whatsoever or howsoever in your favour. The allotment of the Apartment shall remain provisional till the time a formal 'agreement for sale' is executed and registered in your favour. The stamp duty and registration fee and incidental expenses shall be payable and borne by the Allottee.

The provisional allotment of the Apartment shall be confirmed upon receipt by us of the entire booking amount as specified herein above.

Accordingly, we request you to make the payment of **Rs. 000/-** towards balance booking money for the said Apartment by pay order / demand draft / cheque (cash payment shall not be accepted under any circumstances) in favor of "**EXCEL NIRMAN PVT. LTD.**" Payable at Kolkata, within 15 (fifteen) days from the date of this letter, failing which this provisional allotment may be cancelled at our sole option and without prejudice to any other rights available to us.

Please note that abovementioned provisional allotment is subject to the following:

- This letter duly accepted by you;
- Timely payment to be made of the amounts mentioned hereinabove and all other dues; and
- Execution of all documents (in standard formats prescribed by us).

Your Customer's Identification Number (CIN) is **abcd**

Please quote your CIN number and the Apartment number booked in your favor, in all your future correspondence.

Please sign a duplicate of this letter to signify your confirmation and acceptance of this provisional allotment and the terms and conditions relating thereto and send it back to us at: 54E/1 Matheswartala Road, 1st Floor, Kolkata – 700 046.

Thanking you,

Yours faithfully,

FOR EXCEL NIRMAN PVT.LTD.

Authorized Signatory

I/We Confirm and accept the allotment as stated above:

Signature of Sole/First Allottee

Signature of Second Allottee

Place:

Date: