



नेशनल बिल्डिंग्स कन्स्ट्रक्शन कॉर्पोरेशन लिमिटेड
(भारत सरकार का उद्यम)
NATIONAL BUILDINGS CONSTRUCTION CORPORATION LIMITED
(A Government of India Enterprise)
NBCC Place, Bhishan Prasad Marg, Pragati Vihar, New Delhi-110003
Tel No-48960020, 48960019, Fax 011-48990019
E-mail- nbcg@nbcc.gov.in



No. NBCC/BHU /Allotment/20

Date: xx.xx.xxxx

To,
First Applicant
Name of Applicant
Address

Joint Applicant

Sub: ALLOTMENT OF ALLOTTED TYPE UNIT IN "NBCC SQUARE" ,RAJARHAT ,KOLKATA

Dear Sir/Madam

We are pleased to inform you that you have been provisionally allotted an apartment at NBCC SQUARE , RAJARHAT, KOLKATA .This allotment is subject to the General Terms and Conditions, which were notified by NBCC at the time of launch of the scheme and duly accepted by you. The details of the apartment allotted to you are as under:

Customer Details:

1. Customer ID No.	KOLXXXX
2. Application No.	WEBXXXX
3. Alloted Type	Flat/Comm
4. Unit No.	XX
5. Floor	XX FLOOR Non-
6. Location	Prime/Prime
7. Super Area of Unit (Sqft)	XXXX
8. Parking Slot(No.) Attached to the unit	
(i)Covered Car Parking	X
(ii)Open Car Parking	X
(iii)Covered Scooter Parking	X
9.Total Cost	XXXXX X
10.Payment Plan	Installment

IMPORTANT NOTE

1. Please Note that your allotment is provisional and its confirmation is subject to payment of allotment money (through Demand Draft or RTGS only) in favour of **NBCC (INDIA) LTD** payable at New Delhi within scheduled date as mentioned in payment schedule, failing which the allotment of unit is liable to be cancelled and application money lying with NBCC shall be refunded after deducting applicable cancellation charges.
2. In case the allottee desires to transfer the above allotted unit to any third party, prior NOC will be required to be obtained from NBCC.



PAYMENT SCHEDULE:

The detailed payment schedule (in installments) for the unit allotted to you is enclosed at Annexure I and the payment is to be made as under:

Installment Type	Installment Details	Tentative date Of Payment	Amount
APPLICATION MONEY	Already received.	Already received.	XXXXX
ALLOTMENT MONEY	Allotment Money payable within 45 days of allotment @10% of BSP (less Application Money)	XX-XX-XXXX	XXXXX
I INSTALLMENT	First Installment payable within 4 months of allotment or completion of foundation, whichever is later @10% of BSP	XX-XX-XXXX	XXXXX
VII INSTALLMENT	Seventh Installment Payable within 30 Months of Allotment or installation of lifts in the building, whichever is later @15% of BSP + PLC as applicable	XX-XX-XXXX	XXXXX
FINAL INSTALLMENT	Balance Sale Consideration + all Allied charges as Applicable	Within 30 days from the date of issuance of possession letter	XXXXX
Total			XXXXXX

Note: Any other taxes as applicable shall be charged extra.

** The status report regarding completion of particular stage of construction activity for payment schedule shall be uploaded on the website of NBCC under the head "NBCC SQUARE RAJARHAT KOLKATA. No separate intimation shall be given to individual allottee and it shall be the responsibility of the allottee to deposit the due installment well in time.



All payments are to be made by Demand Draft / Bankers' cheque / RTGS payable at par in favour of **NBCC Ltd** payable at New Delhi. The payments are to be sent to the office of **AGM (Post Sales), NBCC Limited, NBCC Place, Bhisham Pitamah Marg, Pragati Vihar, New Delhi 110003** so as to reach NBCC on or before the due dates.

Income tax Department, Government of India, vide its notification No.39 dt 31-05-2013 have introduced a new section for TDS. According to this section, the purchaser of property with value of Rs 50 lakh and above are required to deposit 1% TDS on the total amount of due installment directly to Income Tax Department (refer form No. 26QB) and balance 99% to NBCC. After depositing 1% TDS through form 26QB allottees are required to submit a copy of the challan and Form(16B) generated to NBCC for our records, failing which, the amount payable towards TDS shall remain outstanding in our records and in the receipt issued.

In case of delayed payment of installments beyond the scheduled date, simple interest shall be payable by the allottee @ 15% (Fifteen percent) per annum on due amount for the delayed period. NBCC shall not assume any responsibility for postal/courier delay. **Customer ID No. / Application number/Name of allottee and Flat Number should invariably be written on the back side of the payment instrument.**

The total cost of the apartment in the price schedule is inclusive of GST (at Prevailing Rates) on sale /purchase of apartment, applicable as on Date. Any increase/decrease in the applicable GST/ other taxes will be to the account of allottees. Moreover, if any additional tax including GST becomes applicable on sale/purchase of apartment, the same shall have to be paid by the allottee based upon the demand raised by NBCC.

In case you want to avail loan facility from any Bank/Financial institution of your choice or from your employer, NBCC will issue NOC and sign tripartite agreement with the Bank/Financial institution/Employer as per our approved format.

The terms and conditions given in the application form will also be treated as part of this allotment letter.

Thanking You

Your Faithfully

For NBCC Ltd.

ENCL:As above.

AUTHORISED SIGNATORY

DM

