

Dated: 00.00.2020

First Applicant: [ • ]  
Second Applicant: [ • ]  
Address: [ • ]  
[ • ]  
[ • ]  
Contact No. [ • ]

**Re:** Your Booking No. [ • ]/[ • ]/[ • ].

**Sub:** Provisional Allotment of Apartment No. [ • ], on the [ • ] Floor of Tower No. [ • ] along with [ • ] four-wheeler parking at Usshar Phase 1A. ("Apartment").

Dear Sir/Madam,

Pursuant to your application and relying on your confirmations, representations and assurances to faithfully abide by all the terms, conditions and stipulations contained in the Application Form, we are pleased to provisionally allot the Apartment in your favour having Carpet Area of [•] square feet, built up area of [•] square feet and super built up area of [•] square feet, on the [•] floor in Tower no. [•]. We also acknowledge receipt of Rs. [ • ] (Rupees [ • ]) towards payment of Booking Amount for the Apartment.

All payments except as expressly mentioned otherwise, shall be made by way of Pay Order/Demand Draft/Cheque in favour of "[ • ] **ACCOUNT DETAILS [ • ]**", payable at Kolkata, you can also pay through wire transfer directly in our company's following **Account no.[ • ]** further details being provided below. Funds transferred through RTGS / NEFT route should be immediately informed by sharing the 'UTR' number along with the applicant name and Apartment details. The date of communication of the details shall be taken as the receipt date.

Please note that the stamp duty, registration charges and all other incidental and legal expenses as required for registration of the agreement for sale of the Apartment are not included in the Total Price or Booking Amount and you shall be liable to pay the same in advance to Riverbank Developers Private Limited on actuals as demanded within the period mentioned in such demand notice

Riverbank Developers Pvt. Ltd.

  
Authorized Signatory

and registration of the agreement for sale will be withheld until full receipt of such amount. Further such amount needs to be deposited in a separate account, details of which will be shared with you in due course.

Please sign a duplicate of this letter to signify your confirmation and acceptance of the aforesaid, and send it back to us at: "Riverbank Developers Private Limited, [*address to be added*]."

Please quote your Apartment details in all future communications.

We assure you of our best services at all times.

Yours Faithfully,  
For Riverbank Developers Private  
Limited

We have gone through the contents  
of the letter and we agree and  
accept the same.

[ • ]  
(Authorised Signatory)

Allottee(s)

**Bank Details:**

[ • ] **COLLECTION ACCOUNT**

[ • ] Bank

[ • ] Bank Address.

Swift Code - [ • ]

A/C No. : [ • ]

IFS Code: [ • ]

Riverbank Developers Pvt. Ltd.

*Anishan Chatterjee*  
Authorized Signatory

Sole/First Applicant: [ • ]

Joint Applicant: [ • ]

Address: [ • ]

[ • ]

[ • ]

**Project:** Usshar Phase 1A, Apartment No:[ • ],Floor No: [ • ] Tower No: [ • ],

Total Price of the Apartment					
S.L.	Details		Description	Amount	Applicable Tax
A.	Apartment No. [•], Tower No. [•]	a	Cost of Apartment	[•]	[•]
		b	Cost of Service Balcony	[•]	[•]
		c	Cost of Private Balcony	[•]	[•]
		d	Cost of Common Area	[•]	[•]
			<b>Unit Price (a+b+c+d)</b>	[•]	[•]
The cost of apartment in (a) above has been arrived at based on a rate of Rs. [•] per square feet of Carpet Area.					
B.	Parking No. [•]		Cost of Car Park	[•]	[•]
C.	Other Charges:		Cost of Electrical Infrastructure Charges, Diesel Generator, Legal Charges	[•]	[•]
	<b>Total Price</b>		<b>(A+B+C)</b>	[•]	[•]
<b>Total Price of the Apartment including applicable taxes</b>				[•]	

Riverbank Developers Pvt. Ltd.

*Anishan Chatterjee*  
Authorized Signatory

<b>Corpus Deposit</b>	[•]
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<b>Schedule of Payment of Total Price</b>		
<b>Particulars</b>	<b>Due Dates</b>	<b>Payment %</b>
Booking Amount		[•]
Allotment Money		[•]
1st Installment		[•]
2nd Installment		[•]
Final Installment		[•]
<b>Schedule of Payment of Corpus Deposit</b>		
<b>Particulars</b>	<b>Due Dates</b>	<b>Payment %</b>
Corpus Deposit	Within 60 days from the date of AFS	[•]

Riverbank Developers Pvt. Ltd.

*Anishan Chatterjee*  
Authorized Signatory