

ALLOTMENT LETTER

Date:/...../.....

To,

Mr./Mrs/Ms (Name of the Allottee)

Address:

Sub : Allocation of Apartment No.____ on Floor no:- __ in Block No.:- _____, at AKCHAT LAXMI GARDEN, a residential project, at 24/2, Onkarmal Jetia Road, Howrah- 711 103.

Dear Sir / Madam,

We are pleased to allot you one Apartment of having carpet area of _____ square feet, corresponding to super built up area of _____ square feet , floor no. __, Block No. - __, situated at __th floor & ____ car park at ____ floor at our above mentioned said project as per terms & condition of application form and payment plan as mentioned in **Schedule - A** hereunder written.

The Sale Price is required to be paid by the Allottee to the Promoter in accordance with the payment schedule as set out hereunder. The Allottee has expressly agreed that the Allottee will have to pay a sum equivalent to 10% of the Sale Price of the said apartment/unit as booking amount (**Booking Amount**) to the Promoter. The Allottee shall, simultaneously on execution of this letter of allotment, pay to the Promoter the entirety of the Booking Amount and the above allotment is subject to realization of the Cheque or Draft of Rs._____/ - (Rupees _____) paid by the Allottee as Booking Amount (not applicable to allottee who has paid in cash).

With the payment of the second installment of the Sale Price as detailed in the Payment Schedule hereunder written, the Parties shall execute the

Agreement as required under HIRA and shall register the Agreement under the Registration Act, 1908, upon which, this Letter shall stand superseded by the Agreement.

In addition to the Sale Price, the Allottee shall also pay to the Promoter, as and when demanded, the amounts mentioned in the Payment Schedule hereunder written, proportionately or wholly (as the case may be), with GST and other Taxes, if any, thereon, towards extra charges (collectively **Extras**), which is more fully and particularly mentioned in **Schedule - B** hereunder written.

In the event the Allottee does not make payment of any installment of the Sale Price (prior to execution and registration of the Agreement) and/or in the event the Allottee refuses to execute and register the Agreement, then and without prejudice to the rights and remedies available to the Promoter including the right to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay in making payment of the Sale Price/parts thereof (**the Interest Rate**), the Promoter shall be entitled to at his own option and discretion, terminate this Letter, without any reference or recourse to the Allottee. Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee (**Default Notice**), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Letter with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Letter. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Letter by issuance of a written notice to the Allottee (**Promoter Termination Notice**), by Courier / E-mail / Registered Post A.D. at the address provided by the

Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Letter shall stand terminated and cancelled. On the termination and cancellation of this Letter in the manner as stated herein, the Promoter shall be entitled to forfeit the entire Booking Amount as and by way of agreed genuine pre-estimate of liquidated damages which the parties agree are not in the nature of penalty. Upon the termination of this Letter, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the Said Apartment and the Promoter shall be entitled to deal with and/or dispose off the Said Apartment in the manner it deems fit and proper.

“Schedule - A”

(Payment Plan)

On Booking	10%
On Agreement	10%
On Commencement of Plinth work of the Block	10%
On Completion of Plinth Work of the Block	10%
On Commencement of 1 st floor Slab of the Block	10%
On Commencement of 3 rd floor Slab of the Block	10%
On Commencement of 5 th floor Slab of the Block	10%
On Commencement of 7 th floor Slab of the Block	10%
On Commencement of Brick Work of the Apartment Booked	10%
On Commencement of Plumbing & flooring of the Apartment Booked	5%
On Commencement of Lift, Generator & Outside Paint Work	5%

“Schedule - B”

<u>(Extra Charges)</u>	
Maintenance Charges for 12 months :	Rs. 24/- per Square feet.
Sinking Fund	Rs. 25/- per Square feet
Society formation charge	Rs. 2,500/- per apartment
Documentation charges for this agreement to be paid at the time of execution of this agreement	Rs. 5,000/- per apartment
Installation of transformer, generator & other	Proportionate on Square Feet

equipments	Basis
Individual CESC electric meter charges	On actual
Advocate fees and other incidental charges for registration	0.5% of the consideration value
Stamp duty fees, Registration fees	On actual basis

Kindly sign the duplicate copy of this letter as a matter of the acceptance of the terms and conditions stated herein.

Yours faithfully

For GHG Developers Private Limited

Authorized Signatory