

Date: 06.04.2019

Dear Sir,

Re: Provisional Allotment of the “Composite Unit” being Flat No. likely to have a Carpet Area of (.....), Built-up area of about square Feet (agreed super built-up area of Square Feet) on the Floor of the building named “Prabhat Kamal by Orbit” constructed at 50, Jnan Goswami Sarani, (formed by amalgamation of previous (i) Premises No. 23A/159B, Block G, New Alipore, (ii) Premises No. 23A/159C, Block G, New Alipore, (iii) Premises No. 23A/159D, Block G, New Alipore and (iv) Premises No. 50, Jnan Goswami Sarani, New Alipore) Police Station New Alipore, Kolkata – 700 053 (formerly Premises No. 159, Block G, New Alipore, Kolkata 700 053)

In pursuance of the payment of booking amount of Rs. _____/- (including the Goods and Service Tax calculated thereto) by you, we are pleased to provisionally allot you the above Composite Unit for the total consideration of Rs. _____/- (excluding Service Tax). The above-mentioned total consideration has been agreed to be paid by you to us in the following manner:-

a)	Booking amount paid at the time of application	10%
b)	On Agreement	10%
c)	On completion of 1 st floor casting	10%
d)	On completion of 2 nd Floor Casting	10%
e)	On completion of 3 rd Floor Casting	10%
f)	On completion of 4 th Floor Casting	10%
	On completion of 5 th Floor Casting	10%
g)	On completion of Respective Flat's Brickwork	10%
h)	On completion of Respective flat's flooring	10%
j)	On or before possession	10%

The following are not included in the Total Price/Agreed Consideration and the Allottee has agreed and undertakes to pay the following within 15 (fifteen) days of demand without raising any objection whatsoever regarding the same:

- (i) Goods and Service Tax (GST) payable on the Total Price/Agreed Consideration and/or on sale/ transfer of the said Apartment Unit to the Allottee and payment of the same shall be made on or before the date the same is payable as per law or along with the payment of the respective installment or within 15 days of demand by the Promoter/Owners, whichever is the earliest.
- (ii) Legal Fees at the rate of Rs. 5/- per square feet of the Super Built-up Area payable directly to the Project Advocates; 50 per cent of which shall be paid within 30 days from the booking of the said Apartment and the balance 50 per cent shall be paid on or before the Date of Possession.
- (iii) Betterment and/or development charges and any other tax, duty levy, cess, or charge that may be imposed or charged, if any, in connection with construction or transfer of the said Apartment Unit in favour of the Allottee.
- (iv) Stamp duty and registration fee and all other taxes, levies and other allied expenses relating to this Agreement for Sale, the Deed of Conveyance and all other papers and documents that may be required to be executed and/or registered in pursuance hereof and/or relating to the said Apartment Unit and any additional/deficit stamp duty, additional/deficit registration fee, penalty, interest or any other levy, if any, that may be imposed in this regard at any time together with miscellaneous expenses for registration of each document.
- (v) Price, cost, charges and expenses levied by the Promoter for any additional or extra work done and/or any additional amenity or facility provided and/or for any changes, additions, alterations or variation made in the said Apartment, and/or the agreed Specifications, including the costs, charges and expenses for revision/registration of the Plans in relation to the said Apartment.
- (vi) The Allottee shall pay Rs. 95/- (Rupees ninety five only) per square feet of super built up area of the said Apartment amounting to Rs. _____/- (Rupees _____ only) to the Promoter on account of the following:
 - a. Towards formation of the Association.
 - b. For obtaining and providing electricity supply and meter, including, on account of transformer or electrical sub-station, if any, and its installation, HT/LT line supply, supply cables, switch gears, etc. The Allottee confirms and accepts that the Allottee shall bear and pay separately all the expenses (including the security deposit) payable to Calcutta Electric Supply Corporation Limited (CESC) for his separate meter.
 - c. For providing common generator as mentioned in Schedule E above
- (vii) Proportionate costs, charges and expenses for betterment and/or development charges or other levies that may be charged regarding the Premises or the Building or the construction in terms hereof.

- (viii) Proportionate costs, charges and expenses for providing any additional or special provision, fitting or amenity in the Building and/or the Premises by the Promoter.
- (ix) Applicable Goods and Service Tax and any other tax, duty, levy, cess, etc., if applicable on the above amounts, shall be paid by the Allottee in addition to the above.

DEPOSITS

(a)	Deposit for Corpus Fund payable by the Allottee at such rate per square feet of Super Built-up Area of the said Apartment as may be decided by the Promoter prior to the Date of Possession.
(b)	Deposit for Maintenance Charges for 12 months at the rate of Rs. 24/- (Rupees twenty four only) per square feet (subject to escalation) of Super Built up Area of the said Apartment.
(c)	Deposit equivalent to 4 (Four) quarters Municipal Taxes at the rate of Rs. 24/- (Rupees twenty four only) per square feet of Super Built up Area of the said Apartment.
(d)	Deposit for electric supply/individual meter for the said Apartment as per actuals payable to the electricity supply authority.
(e)	Deposit for any other item in respect of which payment is to be made by the Allottee under Part-I of this Schedule.

Timely payment of the consideration money is the essence and spirit of this provisional allotment.

From time to time we shall call upon you to make the payments which are linked to the various stages of the construction as mentioned in the above table. You will be required to pay these and make all other payments within the due dates as would be intimated to you. In case of delay of making any of these payments, we will be constrained to charge you the interest @ 18% for the delayed period.

All amounts are to be paid by cheque/Demand Draft/Pay Order /RTGS in favour of “**Tirupati Tower Pvt Ltd**” payable at Kolkata.

The Composite Unit shall be deemed to have been provisionally allotted to you after receiving the duplicate copy of this allotment letter duly signed by you, along with the receipt of payment .

You will be required to sign an Agreement for Sale as and when required by us in due course of time. Till then, the allotment of the Composite Unit shall be governed by the provisions of this letter.

Kindly confirm your acceptance by appending your signature on the duplicate of this letter.

For **Tirupati Tower Pvt Ltd.**

I/We accept

Ashok Kumar Baid
(Authorized Signatory)

Copy to: Master File