ALLOTMENT LETTER

Date:					
То					
Customer II) No.				
Dear Sir/Mad	dam,				
carpet area of Tower	of togo in the complex 43, 144, 145 ankarpur, J. fice- Durgap , West Benga ace to your ap of the Prope visionally allo	t of Apartmer Square feet appether with x known as Asl L.R. Plot Nos L.No-95, L.R. bur & Sub-Di ("Project"). plication dated erty, we are pleatted to you on	prox on the hiyana Society s 498,501, J.L. No10 vision- Durg	Dpen / Cover y situate at . R 553, 554 & 5 09, P.S- New gapur, Distric	or situated in red Car Park 2.S. Plot No 555 Bastu of v Township, ct- Paschim nal allotment ne "Property"
Apartment No.	Floor No.	Apartment Type	Carpet Area (Sqft)	Car/Two wheeler Parking Area	Car/Two Wheeler No. of Units
Depos	its and Taxes	charges: The lashall be paid as ment schedule	s per provisio		
enclos you ne	ee a copy of the	use 4.7.2 of the ne Agreement : e with us withi e. by	for Sale ("AF Sin 30 (thirty)	S") for your p days from the	erusal which e date of this

drafted by the Solicitor/Advocate appointed by the Company and in terms of Clause 12.4 of the Apartment GTC; no request for any changes whatsoever in the AFS shall be entertained unless such changes are required to cure typographical or arithmetical error.

- 4. For your ready reference we have set out below the activities you need to strictly comply within the Due Date:
 - (i) Sign all the pages of the AFS and return the same to us within 30 days from the date of issuance of Allotment Letter;
 - (ii) Pay the Allotment Money within 30 days from the date of issuance Allotment Letter.
 - (iii) Pay the requisite legal expenses including stamp duty charges and registration costs as applicable and payable by the Allottees for the execution of the AFS.
 - 1. The Allotment of the Property shall be governed by the provisions of the AFS, this Allotment Letter as well as by the provisions of the Apartment GTC. The provisions of the AFS and Apartment GTC shall at all times be read as a part and parcel of this Allotment Letter. The words starting in capital letters shall have the meaning respectively assigned to them in the Apartment GTC/AFS.
 - 2. The Property shall be deemed to have been provisionally allotted to you only when within 30 (thirty) days from the date of this Allotment Letter
 - (i) the duplicate copy of this Allotment Letter duly signed by you is sent to us,
 - (ii) the AFS is executed by you; and
 - (iii) the Allotment Money as indicated in the enclosed Payment Schedule is paid to us. In case you fail to adhere to the above timeline in fulfilling all the conditions mentioned above, you will be deemed to be a defaulter and the Developer shall issue a notice to you asking to comply with the conditions within 30 (thirty) days from the date of notice, failing which the Application and the Allotment Letter shall

stand automatically cancelled/withdrawn. In case of such cancellation/withdrawal, you shall have to make fresh Application for an Apartment (if then available) at the Price then prevailing.

- 3. The timely payment of all installments and the continued compliance by you of the provisions of the AFS/Apartment GTC shall be the essence of the Allotment.
- 4. The Developer shall have full rights, powers and authority at all times to do all acts and things which may be considered necessary and expedient by him for the purpose of enforcing the provision of this Allotment Letter including the provisions of the Apartment GTC and other reservations imposed, if any, in respect of the Property hereby provisionally allotted and to recover from you, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way related thereto.
- 5. Please quote your Customer ID, as set out herein in all your future correspondences with us.
- 6. The Developer reserves the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any conditions and/or restrictions imposed by the authorities concerned or any change and/or amendment or levy of any applicable laws etc. and you shall be deemed always to have consented to such changes or amendments in the terms and conditions.
- 7. The allotment of the Property shall be provisional and shall remain so till such time a formal Transfer/Conveyance Deed for transfer of the same is executed and registered in your favour.

Date:

We look forward to a meaningful association with you.

Thanking You. Yours faithfully, For Unique Pro Con Pvt.Ltd

Date:

Sole/First Allottee	Joint Allottee
I/We hereby accept the above terms and cond	ntions
I/Ma haraby accept the above terms and cond	litiona
Authorised Signatory	

Place:	Place:
--------	--------

Price for property

Charge Name	Amount (INR)	
Best Price		
PLC Type		
Covered/Open Car/Two Wheeler Park	No. of	
	Units	
Club Charges		
(All the above charges are exclusive of	Total	
service taxes)	Price :-	

Extra Charges

Charge Name	Amount (INR)	
Corpus Deposit (IFSD)		
Interest Free Maintenance Security Deposit (IMF	FSD)	
Electricity Security Deposit (ESD)		As applicable
External Development Charges		
Electricity Service Connection Charges (ESCC)	At Actual	
DG Charges (DGC)		
Association Formation Charges (AFC)		On actual
Documentation Charges (DC)		
(All the above charges are exclusive of service taxes)	Total Price :	