

**ALLOTMENT LETTER**

Date: \_\_\_\_\_

Mr.

Mrs.

\_\_\_\_\_  
\_\_\_\_\_

Kolkata: -

Contact No.

Ref: Allotment No: \_\_\_\_\_

Application Form No: \_\_\_\_\_

Dear Sir / Madam,

Warm Greeting! Congratulation.

A Grand Welcome to **"TOPAZ - GEMS CITY"**

Pursuant to the receipt of your Application referred above and relying on your confirmations, representations and assurances to abide by all the terms, conditions and stipulations mentioned in the 'General Terms & Conditions' ('GTC') signed and accepted by you, we are pleased to inform you that a 'Unit' in **"TOPAZ - GEMS CITY"** has been allotted to you as per the details given below on the term and conditions mentioned hereinafter:

**1. UNIT DESCRIPTION:**

a)	BUNGALOW	<b>3 BHK</b>
b)	Area of BUNGALOW (Sq. ft)	
c)	BUNGALOW NUMBER	
h)	Car Parking Space (Yes/No)	

**2. SALE PRICE AND PAYMENT SCHEDULE (Kindly refer to Annexure – A)**

a)	Sale Price:	Rs.
b)	Application Money Received:	Rs.

3. The allotment of the unit is subject to the adherence and fulfilment of all the terms and conditions as mentioned in the allotment letter as well as the GTC. It is hereby clarified that the allotment letter of the unit shall be governed by the provisions of this allotment letter as well as by the provisions of the GTC and that such GTC shall at all times be read and construed as part and parcel of this allotment letter.

4. The above sell price does not include and is exclusive of the advance care maintenance charges. Advance township maintenance charges corpus deposit towards care maintenance, stamp duty, registration fee, miscellaneous legal charges, utility deposit (to be made to the concern government agencies/ service provider on actuals) and GST, other taxes, duties and levies as fully and particularly mentioned in the **payment schedule**. Annexed herewith and marked as “Annexure – A”
5. We have annexed herewith and marked as “Annexure – B”, the **demand note** for allotment money in conformity with the payment schedule. you are requested to make the prompt payment of the allotment money
6. All payment should be made by way of Demand Draft/Crossed Cheque/ Pay Order / NEFT/ RTGS/ Favouring **Tirupati Carrier Limited**, Payable at Kolkata.
7. This allotment is provisional and is subject to your making punctual payment at all amounts in the manner mentioned in the payment schedule and your compliance with the terms of the GTC.
8. The payment of instalments in confirmative with the payment schedule and the performance, observance and compliance of all the provisions of GTC by you shall be essence of this allotment.
9. Kindly note that expressions ‘Allotment’, wherever used herein, shall allow mean provisional allotment will remind so till such time a formal agreement for sale for the unit is executed in pursuance of the terms of the GTC. Kindly note farther that the execution of agreement shall be subject to your making payment of the allotment money and submission of necessary KYC Documents.
10. Please acknowledge the receipt of the Allotment letter by signing at the designated place on the duplicate/counter part of this Allotment letter and mail the same to the below mentioned address so as to reach us within seven days.
11. Please submit the necessary KYC (Know your customer) documents in accordance with the directions stated in the Application Form and / or the GTC, if not submitted already.
12. For outstation cheques, the application charges will be as applicable and the same shall be Bourne by the allottee.
13. Kindly complete your KYC compliance by furnishing necessary details at the earliest in order to avoid delay in execution of Agreement for Sale with respect to the Unit

Please feel free to contact Mr. \_\_\_\_\_ at (+91) \_\_\_\_\_ or Mr. \_\_\_\_\_ at (+91) \_\_\_\_\_ for assistance.

Thanking you and assuring you of our best services at all times.

Yours sincerely,

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Authorised Signatory

**Tirupati Carrier Ltd.**

**GSTN NO.: 19AABCT9173B1Z9, PAN NO.: AABCT9173B, CIN NO.: U63013WB2002PLC095192**

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Acknowledge by:

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Signature of Allottee

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Signature Joint Allottee

ANNEXURE – A		
Payment Schedule		
3BHK with Car Parking Space		
SALE PRICE – Rs. /-		
Sl. No.	Payment Schedule	Amount (Rs.)
1.	Application Money	1,00,000
2.	At issuance of allotment letter <b>(Within 21 days from issuance of Allotment Letter)</b>	10% + GST (Less Application Money)
3.	At the time of Execution of agreement	10%+ GST
4.	Earnest Money on completion of Foundation of the unit	20% + GST
5.	Earnest Money on the Completion Of Ground floor Roof Casting	10% + GST
6.	Earnest Money on the Completion Of 1 <sup>th</sup> Floor Roof Casting	10% + GST
7.	Earnest Money on completion of brick work of the unit	10% + GST
8.	Earnest Money on the completion of the flooring	10% + GST
9.	Earnest Money on Completion Of POP And Electrical work plumbing fitting, sanitary-ware and external paint	10% + GST
10.	Earnest money along with Transformer charges, Maintenance charges for one year after possession, Association Formation Charge deposit being the balance at the time of possession.	10% + GST

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Signature of Allottee

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Signature of Joint Allottee

Date: \_\_\_\_\_

To,

Mr. \_\_\_\_\_

Mrs. \_\_\_\_\_

Contact No: \_\_\_\_\_

Demand Note No: \_\_\_\_\_

Allotment No: \_\_\_\_\_

GSTIN of Customer: \_\_\_\_\_

Place of Supply: West Bengal

State Code: 19

Application Form No. \_\_\_\_\_

**Dear Sir/ Madam,**

**Sub:** Demand note of \_\_\_\_\_, measuring \_\_\_\_\_, of super build-up area on \_\_\_\_\_ at Cluster "Topaz – GEMS City" at Bakrahat Road, Thakurpukur, P.O. Rasapunja, Nawabad Mouza, Kolkata -700104, West Bengal, India.

We request you to make the payment towards the Allotment Money within 15 days from the date of this Demand Note.

	PARTICULAR		AMOUNT (INR)
<b>1</b>	<b>Sale Price</b>		XXXX
	Allotment Money (10% of Sale Price)		XXXX
	Less: Application Money paid		XXXX
	<b>Amount Due on Unit (Part -1)</b>		XXXXXX
<b>2</b>	<b>Taxes and Duties:</b>	<b>Abatement</b>	<b>AMOUNT(INR)</b>
	Less: 1/3 <sup>rd</sup> of Allotment Money towards Land Value	XXXX	
	<b>NET Taxable Value</b> (Whether payable in reverse Charge : No)	XXXX	
	CGST @ 9%		XXXX
	SGST @ 9%		XXXX
	Taxes and Duties Due (Part -2)		XXXX
	<b>Total Outstanding Amount (Part -1 + Part -2)</b>		XXXXXX

All payments should be made by way of Demand Draft/ Crossed Cheque/ NEFT/ RTGS favouring **Tirupati Carrier Limited**, payable at Kolkata.

Assuring you of our best service at all times. Please contact the under signed for further details.

Thank You

**Topaz - Gems City**

**Tirupati Carrier Limited**

**GSTN NO.: 19AABCT9173B1Z9, PAN NO.: AABCT9173B, CIN NO.: U63013WB2002PLC095192**