

ALLOTMENT LETTER

Date: _____

Mr.

Mrs.

Contact No.

Ref: Allotment No: _____

Application Form No: _____

Dear Sir / Madam,

Warm Greeting! Congratulation.

A Grand Welcome to **"ZIRCON-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 **"ZIRCON-GEMS CITY"** has been allotted to you as per the details given below on the term and conditions mentioned hereinafter:

1. UNIT DESCRIPTION:

a)	Unit Category	(1BHK/2BHK/3BHK)
b)	Area of Unit (Sq. ft)	
c)	Unit No.	
d)	Cluster	
e)	Tower	
f)	Floor	
g)	Apartment 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.

- 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.
- 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 _____, 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 allotte.
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,

Authorised Signatory

Acknowledge by:

Signature of Allottee

Signature Joint Allottee

ANNEXURE - A				
Payment Schedule				
___ BHK with Car Parking Space				
SALE PRICE – Rs. /-				
Sl No.	Particulars	Amount (in Rupees) (Excluding GST)	Amount (in Rupees) (GST)	Amount (in Rupees) (Including GST)
1	10% of Flat and Car Parking Value as booking money before the execution of this Agreement;	XXXX	XXXX	XXXX
2	10% of Flat and Car Parking Value minus booking money as earnest money at or before the execution hereof;	XXXX	XXXX	XXXX
3	7.5% of Flat and Car Parking Value as further earnest money on the completion of Piling of the Designated Block;	XXXX	XXXX	XXXX
4	7.5% of Flat and Car Parking Value as further earnest money on the completion of 1st floor roof casting of the Designated Block;	XXXX	XXXX	XXXX
5	7.5% of Flat and Car Parking Value as further earnest money on the completion of 4th floor roof casting of the Designated Block;	XXXX	XXXX	XXXX
6	7.5% of Flat and Car Parking Value as further earnest money on the completion of 6th floor roof casting of the Designated Block;	XXXX	XXXX	XXXX
7	10% of Flat and Car Parking Value as further earnest money on the completion of 9th floor roof casting of the Designated Block;	XXXX	XXXX	XXXX
8	10% of Flat and Car Parking Value as further earnest money on the completion of Flooring of the Designated Unit;	XXXX	XXXX	XXXX
9	10% of Flat and Car Parking Value as further earnest money on the completion of POP and electrical fittings of the Designated Unit;	XXXX	XXXX	XXXX
10	10% of Flat and Car Parking Value as further earnest money on the completion of External Paint and Plumbing & Sanitary Fittings of the	XXXX	XXXX	XXXX

	Designated Unit;			
11	10% of Flat and Car Parking Value along with Transformer charges, Generator Charges, Maintenance Charges for One Year after Possession, Association Formation Charge and Corpus Deposit being the balance consideration at the time of offering possession	XXXX	XXXX	XXXX
TOTAL		XXXX	XXXX	XXXX

Signature of Allottee

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 _____ at **Bakrahat Road, Thakurpukur, P.O- Rasapunja, Nawabad, 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)
1	Sale Price		XXXX
	Allotment Money (10% of Sale Price)		XXXX
	Less: Application Money paid		XXXX
	Amount Due on Unit (Part -1)		XXXXX
2	Taxes and Duties:	Abatement	AMOUNT(INR)
	Less: 1/3 rd of Allotment Money towards Land Value	XXXX	
	NET Taxable Value (Whether payable in reverse Charge : No)	XXXX	
	CGST @ 6%		XXXX
	SGST @ 6%		XXXX
	Taxes and Duties Due (Part -2)		XXXX
	Total Outstanding Amount (Part -1 + Part -2)		XXXXX

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

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

Thank You

Zircon - Gems City

GSTN Number: _____, PAN Number: _____