

COURIER

ALLOTMENT LETTER

Date: XXXXX

Mrs. XXXXXXXX

Mr. XXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXX

Kolkata: XXXX

Contact No. XXXXX

Ref.: Allotment No: TRK-SGO-RAL-XXXX
Application Form No: **XXXXX**

Dear Sir / Madam,

Warm Greetings! Congratulations.

A Grand Welcome to Shriram Grand City, Grand One Family,

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 GRAND ONE of SHRIRAM GRAND CITY has been allotted to you as per the details given below on the terms and conditions mentioned hereinafter:

1. UNIT DESCRIPTION:

- | | | | |
|---|---------------------------------|---|---|
| a | Unit Category (1BHK/2BHK/ 3BHK) | : | XBHK |
| b | Area of Unit (Sq. ft.) | : | Super Built-Up: XXXX
Built-Up: XXXX
Carpet: XXXX
Exclusive Balcony: XXXX |
| c | Unit No. | : | XXXXXX |
| d | Cluster | : | XXX |
| e | Tower | : | XXX |
| f | Floor | : | XXXX |
| g | Apartment Number | : | XXX |
| h | Car Parking Space (Yes/No) | : | XXX |

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

- | | | | |
|---|----------------------------|---|--------------|
| a | Sale Price | : | Rs. XXXXX/- |
| b | Application Money Received | : | Rs. XXXXXX/- |

3. The Allotment of the Unit is subject to the adherence and fulfillment of all the terms and conditions as mentioned in this Allotment Letter as well as the GTC. It is hereby clarified that the allotment 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 a part and parcel of this Allotment Letter.
4. The above Sale Price does not include and is exclusive of the Advance Core Maintenance Charges, Advance Township Maintenance Charges, Corpus Deposit Towards Core Maintenance, Stamp Duty, Registration Fee, Miscellaneous Legal Charges, Utilities Deposit (to be made to the concerned Government Agencies/Service Provider on actuals) and GST, other taxes, duties & 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 payments should be made by way of Demand Draft/Crossed Cheque/Pay Order/NEFT/RTGS favouring **Bengal Shriram Hi-tech City Pvt. Ltd.** payable at Kolkata in two parts in the manner mentioned below:
Part 1 – Bengal Shriram Hi-Tech City Private Limited, IndusInd Bank Ltd. Escrow A/c No. 201000489332 (towards Sale Price) Sector V, Salt Lake, Kolkata – 91, IFSC Code INDB0000587
Part 2 Bengal Shriram Hi-Tech City Private Limited, Syndicate Bank A/c No. 95983070001724, (towards Taxes and Duties) Salt Lake City, Kolkata – 64. IFSC Code SYNB0009598
7. This Allotment is provisional and is subject to your making punctual payments of all amounts in the manner mentioned in the Payment Schedule and your compliance with the terms of the GTC.
8. The timely payment of all installments in conformity with the Payment Schedule and the performance, observance and compliance of all the provisions of the GTC by you shall be the essence of this Allotment.
9. Kindly note that expression 'Allotment', wherever used herein, shall always mean provisional allotment and will remain so till such time a formal Agreement for Sale for the Unit is executed in pursuance of the terms of the GTC. Kindly note further 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 receipt of this Allotment Letter by signing at the designated place on the duplicate/counterpart of this Allotment Letter and mail the same to the below mentioned address so as to reach us within 7 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 borne by the allottee.

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. XXXXX at (+91) 9XXXXXX or Mr. XXXXX at (+91) XXXXXX for assistance.

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

Yours sincerely,
For Bengal Shriram Hi-Tech City Pvt. Ltd.



Authorised Signatory

Acknowledged by:

Signature of Allottee

Signature Joint Allottee

ANNEXURE - A**Payment Schedule****XXBHK with Car Parking Space****SALE PRICE – Rs. XXXXX/-**

Sl. No.	Payment Schedule	Amount (Rs.)
1	Application Money	50,000/-
Sl. No.	Payment Schedule	Percentage (%) of Sale Price
2	Allotment Money (Less Application Money): within 15 days from the date of the Allotment Letter	10.00%
3	On execution of Agreement For Sale	10.00%
4	On completion of Pile Foundation of a Tower corresponding to a Apartment/Shop	10.00%
5	On completion of Ground Floor Roof Slab Casting of a Tower corresponding to an Apartment/Shop	7.50%
6	On completion of Third Floor Roof Slab Casting of a Tower corresponding to an Apartment/Shop	7.50%
7	On completion of Sixth Floor Roof Casting of a Tower corresponding to an Apartment/Shop	7.50%
8	On completion of Ninth Floor Roof Slab Casting of a Tower corresponding to an Apartment/Shop	7.50%
9	On completion of Twelfth Floor Roof Slab Casting of a Tower corresponding to an Apartment/Shop	10.00%
10	On completion of Fourteenth Floor Roof Slab Casting of a Tower corresponding to a Apartment/Shop	5.00%
11	On completion of Internal Walls of an Apartment/Shop	10.00%
12	On completion of Tiling, Fixing of Window & Ventilations, Electrical points, Plumbing Lines of an Apartment/Shop	7.50%
13	On Completion of POP Putty, Fixing of Doors and Fixing of Plumbing & Sanitary Fittings of an Apartment/Shop	5.00%
14	On issuance of Possession Notice	2.50%
Total		100%
Sl. No.	Other Charges & Deposits	
1	Advance Core Maintenance Charges equivalent to 24 Months' period - on Possession Notice	
2	Advance Township Maintenance Charges equivalent to 24 Months' period - on Possession Notice	
3	Corpus Deposit towards Core Maintenance - for 1 BHK = Rs.10,000/-; 2 BHK = Rs.18,000/- & 3 BHK = Rs.25,000/- (whichever is applicable) - on Possession Notice	
4	Stamp Duty, Registration Fee as per Applicable Laws	on Possession Notice
	Miscellaneous Legal Charges for registration process = Rs. 10,000/-	on Possession Notice
5	GST, other taxes, duties & levies will be charged as per Applicable Laws	
6	Utilities Deposit to be made to concerned Government Agencies/Service Provider on actuals - as and when applicable	
7	All cheques/DD/Payorder are payable directly in the name of Bengal Shriram Hitech City Pvt. Ltd.	

Signature of Allottee

Signature Joint Allottee