

ALLMON EMERALD LLP

LLPIN -AAJ-0400
2, Rowland Road, Kolkata-700 020

REF: Allotment / RSE / Flat No. / 000

Date – ___/___/___

To,

Dear **Sir/Madam**,

Thank you very much for **your** interest in obtaining a residential Unit at **“RIDDHI SIDDHI EMERALD”**

With reference to your application number _____, dated ___ day of _____, _____ we confirm having allotted you the Residential Unit No. _____, admeasuring _____ sq.ft. or ___ Sq. Mtr (Carpet Area) corresponding to _____ sq. ft. or ___ Sq. Mtr (super built-up) on the _____ floor of the residential apartment **“RIDDHI SIDDHI EMERALD”** at Premises No. 280, Mahatma Gandhi Road, Kolkata-700 104, KMC ward no 142, P.S- Haridevpur (Previously Thakurpukur), District-24 Parganas(South).

The total consideration payable for the said Residential Unit is **Rs. _____/- (Rupees _____ Only)** (Flat + Car parking). The above amount is exclusive of taxes.

The total consideration shall be payable as per the **Payment Plan** and the details of the total consideration payable is annexed in the **Schedule-I** herewith for your ready reference.

In addition to the above consideration there shall be extra charges and deposits consisting of Electric cable installation charges, Generator Installation, Legal Charges, Maintenance Deposits, Sinking Fund, Municipal Deposit and association charges etc. the details of which and the mode of payment of the same are more fully provided in **Schedule-II** attached herein.

The application money of **Rs. _____/- (Rupees _____ Only)** paid by you to our **LLP** will be adjusted against the Sale Price/Deposits. The balance consideration is to be paid by you as per schedule of payments enclosed herewith. The application money and any such amount received as per payment schedule till execution of Conveyance Deed/ Sale Deed shall be treated as **“Earnest money”/ “Booking amount**. The Allotment is as per the Application Form of the project **“RIDDHI SIDDHI EMERALD”** at Premises No. 280, Mahatma Gandhi Road, Kolkata-700 104, KMC ward no 142, P.S- Haridevpur (Previously Thakurpukur), District-24 Parganas(South). and all the terms and conditions mentioned in the application form shall be binding and applicable on this Allotment.

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Please do not hesitate to call at **033-40621144**

write to riddhisiddhidevelopers@gmail.com in case of any clarifications.

Please sign a duplicate copy of this and send us the same as a token of acceptance and for our records.

We Welcome You to “RIDDHI SIDDHI EMERALD”.

Thanking you,

Yours faithfully,

For ALLMON EMERALD LLP.

(Authorized Signatory)

Encl: Schedule of Payment.

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SCHEDULE OF PAYMENT

SCHEDULE - I

"RIDDHI SIDDHI EMERALD"			
FIRST / SOLE APPLICANT			
JOINT APPLICANT (if applicable)		DATE	__/__/__
FLAT NO.		FLOOR NO.	
Carpet area of residential Unit (in sq. ft. or Sq. Mtr)	__ sq.ft or __ Sq. Mt	Right to use Car Parking	

TOTAL SALE PRICE	AMOUNT
Basic Sale Price (Semi Finished)	Rs. _____/-
Right to use Car Park	Rs. _____/-per Car Parking
TOTAL PRICE PAYABLE (A)	Rs. _____/-

CONSTRUCTION LINKED PAYMENT PLAN

PAYMENT STAGES	% of TOTAL SALE PRICE	AMOUNT (RS.)
On Booking	-	
At the time of Agreement	20% less the Booking Amount	
On the Start of Foundation Work	10%	
On the Start of 1 st Slab Casting	10%	
On the Start of 2 nd Slab Casting	10%	
On the Start of 3 rd Slab Casting	10%	
On the Start of 4 th Slab Casting	10%	
On the Start of 5 th Slab Casting	10%	
On the Start of Brick Work	10%	
At the time of Notice for Possession	10%	

- GST & Legal Charges will be charges as per actual

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SCHEDULE OF EXTRA CHARGES AND DEPOSITS

Extra Charges and Deposits	Amount (Rs.)
Electric Cable Installation	Rs 45,000/-
Advance Maintenance charges (One Year 's Maintenance)	Rs. 12,000/-
Sinking Fund	Rs. 10,000/-
Municipal Deposit	Rs. 10,000/-
Association Charges	Rs. 3,000/-
Individual Electric Meter Deposit	At actual
Legal Fees	Rs. 20,000/-
Generator	Rs 25,000/- Per KVA

TIME BOUND PAYMENT PLAN

PAYMENT STAGES	% of TOTAL EXTRA CHARGES
On or before the execution of Agreement to Sale	50% of Legal Fees only
On or before the execution of Conveyance Deed	50% of Legal Fees & 100% other extra charges

NOTE:

1. Total Sale Price includes basic Sale Price, Right to Car Parking use but excluding Legal Fees and extra charges and deposits.
2. The total extra charges and deposits shall be payable on or before taking physical possession of the Unit/s.
3. Stamp Duty, Registration Charges and other Governmental charges, if any will be payable as applicable by the Allottee / Intending Allottee. Legal Fees does not include stamp duty, registration fees, cost of commissioning registration and other incidental expenses. The same shall be paid separately by the Allottee /Intending Allottee.
4. The above prices are exclusive of any taxes like Goods and Service Tax, Works Contract Tax, if any and any other Tax. These taxes shall be separately charged and recovered from the purchaser at each stage of payment.
5. Taxes as applicable shall be charged separately on construction component of Sale Price and Parking Charges.

Signature of sole/First Applicant

Signature of sole/Second Applicant