



Ankur Nirman Pvt. Ltd.

10, Clive Row, 2nd Floor, Room No. 206/4, Kolkata 700 001, India
Phone +91 33 2242 8885 / 8886 Fax +91 33 2242 8893
E-mail ankurkol@hotmail.com

To,
Allote Name
Allote Address

Dated : _____

Dear Sir / Madam ,

Re: Booking of one Unit at Ankur Market, BANKRA, Howrah - 711403

We are in receipt of your Application dated _____ , for booking of aforesaid Unit , we are pleased to confirm the allotment of same as described below on following terms & conditions :

Details of the Unit (Unit No.) and Floor	
Carpet Area of the Unit (sq. ft)	
Super Built Up Area of the Unit (sq. ft)	
Four Wheeler Parking Space(s) (Nos.)	
Two Wheeler Parking Space(s) (Nos.)	
Transformer & Electricity Charges	
Power Backup Charges for Said Unit	
Association Formation Charges	
Total Price of the said Unit	Rs..... (plus GST)
Date of Possession	31st December 2023
Application Amount Paid	Rs.....
Payment Schedule	Annexure – I
Additional Outgoings, Deposits and other charges	Annexure – II
Interest for delayed payments	As per applicable law
Amount Due to be paid in next 15 days	Rs.....
Legal & Documentation Fees payable on Regtn. of Agreement for Sale	Rs.....

This is to further confirm that you have inspected the original sanction plan, layout plan issued by Howrah Zilla Parishad, which is also displayed at the project site/ office together with the details specifications, facilities and amenities, intended for the Unit to be purchased.

You are requested to make all the balance of payment, as mentioned and demanded above, along with applicable GST, within 15 days. In case you fail to make the payment as aforesaid the allotment of the aforesaid Unit shall automatically stands cancelled and you shall not have any right of whatever nature over the said unit and we shall refund the booking amount after deducting the processing charges and the amount towards GST shall not be refunded since the same will be deposited with the statutory authority concerned.

In token of your acceptance to the booking of the aforesaid Unit on the standard terms and conditions mentioned hereinabove, you are requested to return the duplicate copy of this letter duly signed by you. The Agreement for Sale incorporating the detailed terms and conditions shall be executed in due course.

Thanking You ,

Yours faithfully ,
For **Ankur Nirman Pvt. Ltd**

Authorised Signatory
Name :
Designation :

I / We Accept

N.B. 1. All payment will be made in favour of "Ankur Nirman Pvt. Ltd " payable at Kolkata.
2. Tax will be applicable on every payment made as per the Govt. norms.

Authorized Signatory

Member of
CREDAI
BENGAL

Annexure – I
PAYMENT SCHEDULE

At the time of Application : 10%
On Completion of Piling : 10%
On Completion of Basement : 10%
On Completion of Ground Floor Roof Casting : 10%
On completion of 1st Floor Roof casting : 10%
On completion of 2nd Floor Roof casting :10%
On completion of 3rd Floor Roof casting : 10%
On completion of ultimate Roof casting : 10%
On completion of flooring of the floor : 10%
On installation of Lift & Generator : 5%
On Completion/ Possession, whichever is early : 5%

Annexure – II

**ALL OTHER ADDITIONAL OUTGOINGS, COSTS, CHARGES,
EXPENSES AND DEPOSITS, PAYABLE WHOLLY BY THE ALLOTTEE**

1. All Statutory Rates and Taxes including Goods & Service Tax, betterment and/or development charges and any other tax, duty, levy or charge that may be applicable, imposed or charged etc by the State/Central Government, if any, in connection with construction or transfer of the said Unit in favour of the Allottee.
2. Stamp duty, registration fee and all other taxes, levy, miscellaneous and other allied expenses relating to this Agreement for Sale, the Deed of Conveyance and all other papers and documents that may be executed and/or registered relating to the Said Unit as also the additional stamp duty, additional registration fee, penalty, interest or any other levy, if any, that may be imposed or payable in this regard at any time. The Unit shall be sold on the basis of carpet area but prevailing requirements of the registration offices may require the stamp duty to be calculated on the basis of super built area and the purchaser shall be required to pay the stamp duty as may assessed irrespective of the super built area. The Advocate appointed for the project shall take steps to have the Deed of Conveyance registered before the Registering Authorities upon request for the same being made by the Promoter.
3. Charges levied for any additional or extra work done or any additional amenity or facility provided or any changes, additions, alterations or variation made in the Said Unit including the costs, charges and expenses for revision of the Plans to the extent it relates to such changes, additions, alterations or variation.
4. Betterment and/or development charges or other levies that may be charged regarding the Premises or the Buildings or the construction in terms hereof.
5. Making any changes, additions, alterations or variation in the Buildings and/or providing any additional or special provision, facility, fitting or amenity in the Buildings and/or the Premises, including the costs, charges and expenses for revision of the Plans to the extent it relates to such changes, additions, alterations or variation.
6. The Developer reserves the right to revise the price of the Units according to its discretion and the Allottee shall have no right whatsoever to raise any objection with regard thereto, however, the price of the unit agreed to be sold to the Allottee herein shall not be changed.
7. In the event of the Allottee nominating any other person and/or persons in his/her place and stead for acquiring the said Unit and requests the Developer to confirm the developers acceptance regarding such nomination the Developer may grants its acceptance and confirmation only if the allottee has completed payment upto the stage of demand as on the date of the request and the Allottee and /or its nominee shall pay an amount equivalent to as nomination charges and the terms nomination shall include "change of Allottees name, Deletion of Allottees Name and /or transfer in the name of any Third Party.
8. Additional consideration payable in case there be any increase in Carpet Area of the said Unit upon construction being made and the measurement being certified, such additional consideration shall be calculated at the same rate at which the Agreed Consideration has been computed. On the other hand in case there be any decrease in Carpet Area of the said Unit after construction being made and the measurement being certified , such cost shall be calculated at the same rate at which the Agreed Consideration has been computed and refunded to the Allottee.
9. Legal Charges : Legal and Documentation Charges payable on or before Registration of Agreement for Sale and Legal and Documentation Charges payable on or before Final Registration and Conveyance
10. Transformer Charges & Electricity Charges : This amount shall be payable for the said Unit as reimbursement of all costs, incidentals, charges and expenses to be incurred by the Developer in making arrangement with WBSEDC Ltd. and/or any other authorities for providing and installing

transformer at the said Project, provided the Allottee shall pay the Deposit to West Bengal State Electricity Board directly on account of supply of electricity for its respective individual unit.

11. Association Formation Charges: This amount shall be payable towards formation of association.
12. Diesel Generator backed Power Backup for Said Unit : This amount shall be payable for providing power backup load capacity to the said Unit
13. Advance Common Area Maintenance Charges (CAM Charges) : This amount shall be payable, against 12 months' advance towards common area maintenance charges attributed against the said Unit, on or before the possession as demanded.
14. Sinking Fund : This amount shall be payable, as funds for future repairs replacement, improvements and developments in the said Project, this amount shall be and/or may be adjusted against any arrears in CAM Charges and/or applicable taxes as the Promoter or the Association deem fit and proper, on or before possession as demanded.
15. Property Tax Deposit : This amount shall be payable, against proportionate share of Property Tax for the said Unit for a period of 12 months', on or before possession, as demanded.
16. Deposit for any other item in respect of which payment is to be made by the Allottee.
17. The amounts of the aforesaid Charges & Deposits shall be quantified at the appropriate time. The Allottee agrees and undertakes to pay all the aforesaid Charges & Deposits within seven days of demand or before the Date of Possession, whichever is earlier, without raising any objection whatsoever regarding the same.
18. Total Price mentioned in here are exclusive of all taxes, charges, levies, duties, cess etc., including but not limited to TDS, GST, other direct/ indirect taxes/ duties, impositions, stamp duty, registration fees, both present and future, applicable levied by the Central / State Government / any local, public or statutory authorities in respect of the Unit in respect of the Total Price and/or the other amounts shall be payable by the Applicant/s. The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Promoter shall be binding on the Applicants/s.
19. Any amounts, if mentioned, as Additional Outgoings, Deposits herein are provisional and based on estimates. If there are any additional charges and/ or increase in the existing charges due to actual cost incurred or demand by statutory authority and/ or otherwise, any shortfall shall be paid by the Allottee(s). The Allottee(s) shall separately pay the common area maintenance charges ("CAM Charges"). The Allottee(s) shall be liable to pay both the deposits and the monthly expenses towards CAM charges, time being of the essence.