

Dated : \_\_\_\_\_

MR/MRS. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dear Sir / Madam,

**Sub : Allotment of Unit in the Project "PRANA" at Matigara, Khaprail Road, Siliguri-734010.**

We have received your details contained in the application form dated \_\_\_\_\_, and are pleased to provisionally allot to you **one Unit** in the project "**PRANA**" at Matigara, Khaprail Road, Siliguri - 734010, details whereof as well as the price etc., are as follows:

**Description of the Unit allotted:**

Flat No. \_\_\_\_\_; Floor : \_\_\_\_\_; Block : \_\_\_\_\_

Built-up Area : \_\_\_\_\_ sq.ft.

Carpet Area : \_\_\_\_\_ sq.ft.

No. of Parking : Right to park \_\_\_\_\_ parking space

Plan of the Unit attached as **Annexure "C"**

**Details of Consideration :**

(i)	Basic Price of the Purchaser's said Flat, including Parking Right(s), if any	Rs.	
(ii)	Preferential Location Charges (PLC)	Rs.	
(iii)	Floor Escalation Charges	Rs.	
	<b>Total:</b>	Rs.	
(iv)	<b>Less - Special Discount</b>	Rs.	
	<b>Total:</b>	Rs.	
(vi)	<b>Add - GST:</b>	Rs.	
	<b>Grand Total:</b>	Rs.	

**(Rupees \_\_\_\_\_) only**

**Note:** GST and discount are based on current rate of GST. In case of any variation therein, the consideration amount shall also undergo change.

In addition to the said Consideration, certain amounts are payable as Extras and Deposits, details whereof are mentioned in **Annexure "A"** hereto.

The total amounts payable by you and the installments thereof are mentioned in **Annexure "B"** hereto. Accordingly, an amount equivalent to \_\_\_\_\_ of the Consideration amounting to \_\_\_\_\_/- inclusive of GST is now payable by you. After adjustment of the Application Money of **Rs.** \_\_\_\_\_/- already paid by you, you are now required to pay the balance **Rs.** \_\_\_\_\_/- (**Rupees** \_\_\_\_\_) **only** within 15 (Fifteen) days from the date hereof.

You will be called upon for signing the sale agreement containing detailed terms of the sale thereof. It may be noted that you shall not be entitled to nominate / assign / transfer your rights / benefits of contract whatsoever in respect of the said Unit, for a period till expiry of one year from the date of execution of the allotment, whereafter you may do so after our approval and upon payment to us of a specified upfront nomination fee / charge as mentioned in **Annexure "A"** hereto, it being clarified that any change in your control or ownership (if being a Company or a partnership or an LLP etc.) shall come within the purview of such nomination / assignment / transfer and be subject to the above conditions.

In case the above payment is not received within due date, this Allotment Letter shall be treated as cancelled and Rs. 50,000/- (Rupees Fifty Thousand only) will be deducted and forfeited from the Application Money. However, in case we extend the period for payment at your request, then you shall be liable to pay interest @12% p.a. on the amount due for the period of delay. The terms and conditions contained in the application form shall apply mutatis mutandis.

Thanking you,

Yours faithfully,

Designated Authority

**N.B.:** All payments through Cheques / Demand Drafts / RTGS favouring "TIRU FINE RESIDENCY LLP" payable at Kolkata.

**Annexure "A"**

**(Details of Extras & Deposits)**

**Unit No. \_\_\_\_\_**

<b>Sl. No.</b>	<b>Nature of Charges / Deposit</b>	<b>Charges (In Rs.)</b>
1	Recreational and Other Facilities Charges	Rs. _____/- per unit
2	Generator & Transformer Charges	Rs. _____/- per unit
3	Documentation & Legal Charges	Rs. _____/- per unit
4	Maintenance Deposit	Rs. _____/- per unit
5	Cancellation Charges	Within 30 days of allotment – 50,000/- After Agreement – 10% of the Total Consideration
6	Nomination / Transfer Charges	As may be decided by the Developer

**Note :** GST and other taxes on EDC to be added as applicable.

**ANNEXURE “B”****(CONSIDERATION & PAYMENT SCHEDULE)**

Unit No. \_\_\_\_\_

<b>SL.NO</b>	<b>INSTALLMENTS</b>	<b>PAYMENT PLAN</b>	<b>% / Rs</b>
1	<b>Installment No. 1</b>	Application Money	_____/-
2	<b>Installment No. 2</b>	On Allotment	_____/-
3	<b>Installment No. 3</b>	On Completion of Foundation of the Block having the respective booked flat	_____/- + 50% Legal fee
4	<b>Installment No. 4</b>	On Completion of 1 <sup>st</sup> Floor Slab Casting	_____/-
5	<b>Installment No. 5</b>	On Completion of 3 <sup>rd</sup> Floor Slab Casting	_____/-
6	<b>Installment No. 6</b>	On Completion of 5 <sup>th</sup> Floor Slab Casting	_____/-
7	<b>Installment No. 7</b>	On Completion of 7 <sup>th</sup> Floor Slab Casting	_____/-
8	<b>Installment No. 8</b>	On Completion of internal wall finishing of the respective flat booked	_____/-
9	<b>Installment No. 9</b>	On Completion of Flooring of the respective flat booked	_____/-
10	<b>Installment No. 10</b>	On Completion of Sanitation / Piping of the respective flat booked	_____/-
11	<b>Installment No. 11</b>	On Installation of Lifts	_____/-
12	<b>Installment No. 12</b>	On Possession	_____/- + 50% Legal Fee + 100% Extra Charges & Deposits