

PRATHAM ALLOTMENT LETTER

SL. NO.

APPLICATION NO.

TO

DATE

Dear Sir/Madam,

Re: Allotment of residential Flat Unit No. _____ on the _____ floor of Part No. _____ of _____ Block in the proposed building complex named "Pratham", at Premises No. 26, B.T. Road, Kolkata-700058 ("the said Flat Unit").

In response to your above Application, the said Flat Unit has been allotted to you on the following agreed principal terms and conditions:

1. Commercial Terms and Details of the said Flat Unit:

| | | | |
|-----|---|---|---------|
| (A) | FLAT NO. | : | |
| (B) | FLOOR NO. | : | |
| (C) | PART NO. | : | |
| (D) | BLOCK | : | |
| (E) | BUILT-UP AREA OF FLAT (APPROX) | : | |
| (F) | AGREED SUPER BUILT-UP AREA | : | |
| (G) | AGREED RATE PER SQ.FT. OF SUPER BUILT-UP AREA | : | |
| (H) | CONSIDERATION FOR THE FLAT | : | |
| (I) | COVERED CAR PARKING SPACE(S) | : | |
| (J) | CONSIDERATION FOR COVERED CAR PARKING SPACE(S) | : | |
| (K) | OPEN CAR PARKING SPACE(S) | : | |
| (L) | CONSIDERATION FOR OPEN CAR PARKING SPACE(S) | : | |
| (M) | BASEMENT CAR PARKING SPACE | : | |
| (N) | CONSIDERATION FOR BASEMENT CAR PARKING SPACE | : | |
| (O) | AGREED CONSIDERATION (H+J/L/N) | : | |
| (P) | ELECTRICITY CHARGES FOR OBTAINING ELECTRIC CONNECTION | : | |
| (Q) | GENERATOR CHARGES FOR _____ WATTS BACKUP POWER | : | |
| (R) | AGREED EXTRA CHARGES (P+Q) | : | |
| (S) | LEGAL FEES | : | 30000/- |
| (T) | TOTAL AMOUNT : (O+R+S) | : | |

2. The Agreed Consideration mentioned in clause 1(t) above shall be payable by you to us in the following manner:

| PARTICULARS | Percentage of Agreed Consideration mentioned in clause 1 (O) to be paid | Percentage of Agreed Extra Charges mentioned in clause 1 (R) to be paid | Percentage of Agreed Legal Fees mentioned in clause 1 (S) to be paid |
|-------------------------------------|---|---|--|
| On Application | Rs. 2 Lac | | |
| On Allotment (within 15 days) | 20% - Rs. 2 Lac | | 50% of legal fees |
| On Completion of Piling. | 10% | 50% of Extra Charges | |
| On Completion of 2nd Floor Casting | 10% | | |
| On Completion of 5th Floor Casting | 10% | | |
| On Completion of 9th Floor Casting | 10% | | |
| On Completion of 13th Floor Casting | 10% | | |
| On Completion of 16th Floor Casting | 10% | | |
| On Completion of brick work | 10% | | |
| On Completion of Flooring | 5% | | |
| On Possession | 5% | 50% of Extra Charges | 50% of legal fees |
| Total | 100% | 100% | 100% |

3. All stamp duties, registration fees and other expenses relating to the Agreement for Sale, Deed of Conveyance and other documents shall be payable by you.
4. Charges for any additional work done or facility provided by us exclusively to you shall be payable by you separately.
5. Service tax on all payments and services relating to the said Flat Unit and/or for any additional work or facility provided by us shall be payable by you additionally.
6. Fixed Maintenance Charges for the first 12 months @ Rs. 2.5/- per square feet per month of Super Built-up Area payable upon offer of possession for the first one year.
7. Deposits including the following shall also be payable by you:
 - (i) Deposit/Advance for Maintenance for the second year @ Rs. 2.5/- per square feet per month of Super Built-up Area payable upon offer of possession
 - (ii) Deposit for electric supply / individual meter as per actuals payable to electricity supply authority within 7 days of demand.
8. You are not entitled to assign or nominate anyone else in your place and stead regarding this Allotment and/or transfer this Allotment made to you within one year from date and thereafter you may be permitted to do so upon (a) making payment of a Transfer Fee to us equivalent to 2% of the total resale price and (b) obtaining our prior written consent.
9. In case of cancellation of this allotment by you, we shall be entitled to deduct and retain a sum equivalent to 15% (fifteen) per cent of the Agreed Consideration as pre-determined and agreed liquidated damages for cancellation (Cancellation Charges) and the remaining sum received by us from you towards the Agreed Consideration shall be refundable by us.
10. This allotment is subject to your making timely payments and executing the standard Memorandum of Agreement for Sale prepared by the Project Advocates, Messrs. R. Ginodia & Co., within 15 days of being asked to do so.

In token of your confirmation of the above, please return to us the duplicate copy of this letter duly signed by you. Kindly mention your Customer Code number, that is the Application Number, as mentioned above for all future correspondence.

Thanking You,
Yours sincerely,

For _____

Authorised Signatory

I/We Accept