

DJSS REALTY PRIVATE LIMITED

CIN: U70109WB2011PTC163213

2, ROWLAND ROAD, KOLKATA-700020
Email- riddhisiddhidevelopers@gmail.com

REF: Allotment / IRS / B- /Flat No. / 000

Date – ___/___/___

To,

Dear **Sir/Madam**,

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

With reference to your application number, **IMP /** , 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 namely block - _____ at **“IMPERIAL RIDDHI SIDDHI”**.

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 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 **Company** 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 **“IMPERIAL RIDDHI SIDDHI” Next to IIM Joka, D.H Road, Kolkata-700104** 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 "IMPERIAL RIDDHI SIDDHI".

Thanking you,

Yours faithfully,

For DJSS REALTY PVT LTD.

(Authorized Signatory)

Encl: Schedule of Payment.

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SCHEDULE OF PAYMENT

SCHEDULE – I

"IMPERIAL RIDDHI SIDDHI" JOKA			
FIRST / SOLE APPLICANT			
JOINT APPLICANT (if applicable)		DATE	__/__/__
Block Name:	()		
FLAT NO.		FLOOR NO.	
Carpet area of residential Unit (in sq. ft. or Sq. Mtr)	____sq.ft or ____ Sq. Mtr	Right to use Car Parking/ Two wheeler Parking	Car Parking

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

CONSTRUCTION LINKED PAYMENT PLAN

PAYMENT STAGES	% of TOTAL SALE PRICE	AMOUNT (RS.)
On Booking	-	
Within 15 days of booking/ On Agreement	10% less the Booking Amount	
Within 45 days of Booking	10%	
On completion of Foundation of Block Booked	10%	
On completion of First Floor Casting of Block Booked	10%	
On completion of Third Floor Casting of Block Booked	10%	
On completion of Roof Floor Casting of Block Booked	10%	
On completion of Brick Work of Flat Booked	10%	
On Starting of Installation of Lift of Blocked Booked	10%	

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On Completion of Flooring of Flat Booked	10%	
On Possession	10%	

- GST & Legal Charges will be charges as per actual

SCHEDULE OF EXTRA CHARGES AND DEPOSITS

Extra Charges and Deposits	Amount (Rs.)
Advance Maintenance charges (One Year 's Maintenance)	Rs. 24 per sq.ft on SBU)
Sinking Fund	Rs. 20 per sq.ft on SBU
Municipal Deposit	Rs. 15 per sq.ft on SBU)
Association Charges	Rs. 5 per sq.ft on SBU)
Individual Electric Meter Deposit	At actual
Legal Fees	Rs. 15000/-

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
