

Date: XXXX
Ref: XXXXX

Mr. XXXXXX
Address:

Co-Applicant Name: XXXXX

PROVISIONAL ALLOTMENT LETTER

Sub: Allotment of FLAT/UNIT No. XXXX (X BHK) in "Block - XX" at EMAMI CITY, 2 Jessore Road, Kolkata - 700028. (Customer Code No. XXXX)

Dear Sir/Madam,

In terms of your application dated XXXX for booking of a flat/unit in "XXX" at EMAMI CITY, 2 Jessore Road, Kolkata, we are pleased to allot you flat/unit no. XXX at our Emami City project. We are pleased to enclose herewith the Demand letter for allotment of your unit amounting to Rs. XXXX/- for payment thereof. The terms and conditions of such allotment are detailed out in the application and this allotment is subject to the terms and conditions mentioned in the said application form.

This allotment is in accordance with the terms and conditions of Agreement to be executed in terms of the application form and to be signed by you and the payment plan for balance amount is attached herewith for the same and marked as Annexure.

The above allotment is subject to realization of the cheque/Draft paid by you as application money. Please quote your Customer Code number as mentioned above for all your future correspondence.

Thanking You,

Yours truly
For Emami Infrastructure Limited

(Whole Time Director)
Encl: (i) Demand Letter
(ii) Annexure

DEMAND LETTER

Sl. No: XXXX
Date: XXXXX
Mr. XXXXX
Address:-

Customer Code: XXXX
Project: Emami City
Unit No: XXXX
Approx. Area: XXXX Sq. ft.

Co-Applicant Name: XXXX

Dear Sir/Madam,

We wish to inform you that your following amount is falling due on the dates indicated against the event listed under:

Sl. No.	Description On Allotment	Due Date	Amount Due (Rs.)	1/3 rd deduction on account of land value	Taxable Value	CGST @ 9%	SGST @9%	Amount
A	20% on Allotment	XXX	XXXXX					
	Less: Discount		XX					
	Amount		XXXXXX	XXXXX	XXXXX	XXXXX	XXXX	XXXXX
B	50% OF Legal Fees		XXXX					
	Less: Discount		XX					
	Amount		XXXX	XXXXX	XXXX	XXXX	XXXX	XXXX
C	Net Receivable							XXXXX
D	Less: Booking Advance Received							XXXXX
E	Total Receivable (C-D)							XXXXXX

You are requested to kindly remit **Rs. XXXX/-** on or before Due Date.

Payments may please be made by Bank Drafts or A/c payee cheque favoring "**Emami Infrastructure Limited-Escrow A/c**", payable at Kolkata only. You may also remit payment through RTGS (Real Time Gross Settlement) facilities to the following account:-

Name of the Bank Account : Emami Infrastructure Limited-Escrow Account
Banker : ICICI Bank Limited
Branch : 20 Sir R.N.Mukherjee Road, Kolkata-700001
Account No. : 000605023600
IFSC Code : ICIC0000006

"Tax Deducted at source for this allotment is to be credited to the PAN AALCS5120P of Emami Infrastructure Limited.

Thanking You,

Yours Truly,

For Emami Infrastructure Ltd.

**Whole Time Director
SAC: 9954 Construction Services
GSTIN: 19AALCS5120P1ZS
RCM Applicable: No**

Annexure

Customer Code : XXXX
Customer : Mr. XXX
Joint Holder : Ms. XXX

Description of Flat

Flat No. : XXXX
Type of Flat : XXX BHK
Approx Area (sqft.) : XXX

Breakup of Rate

A. Base Price : @ Rs. XXX/- per sqft i.e. Rs. XXXX/-
B. Floor Height : @ Rs. XX/- per sqft i.e. Rs. XXXX/-
C. Location PLC : @ Rs. XXX/- per sqft i.e. Rs. XXXX/-
D. Car Park : Nil Car Parking

I. Flat value (A+B+C+D) : Rs. XXXXXXXX/-

Payment Schedule

Sl. No.	Event	Amount to be paid
1	On Allotment	20% of total Consideration after adjusting the application money + 50% of Legal Fees
2	Within 30 Days from the date of Allotment	10% of Flat Value
3	Within 60 Days from the date of Allotment	10% of Flat Value
4	On Intimation of possession	60% of Flat value + Extras & Deposits as mentioned below under the head II
5	Servants Accommodation	To be charged extra subject to allotment

II. Extras & Deposits

a	Club Membership	Rs 60/- per sq ft
b	Utility charges such as DG Connection, electricity etc	Rs 75/- per sq ft
c	Legal charges (50% on Allotment and 50% on Possession)	Rs 11,000/- per flat
d	Sinking funds	Rs 25/- per sq ft
e	Interest Free Municipal Tax Deposit (IFMD)	Rs 1.50/- per sq ft x 12 months= Rs 18/- per sq ft
f	Interest Free Maintenance Security (IFMS)	Rs 1.50/- per sq ft x 12 months= Rs 18/- per sq ft
g	Piped Gas Bank Connection	Rs 25,000/- per flat
h	CESC meter and connection charges	On actual
i	Stamp duty, Registration Charges, Incidental Expenses, Govt Taxes and levies, any other charges	As applicable

III. The above prices are inclusive of GST at prevailing rates.

IV. Above Payment Schedule, Terms & Conditions or any other detail can be changed altered and/or modified at any time at the sole discretion of the Company.