

To,
Mr. _____
Mrs. _____
Address _____

Date: _____

Re: Allotment offer of the Unit No. _____ on the _____ **Floor** in Building Block No. _____ and Right to Park _____ **Car** in the _____ Car Parking space at '**Srijan Centrum**', Housing Complex at Premises No. 8/2 & 8/3 Rai Charan Pal Lane, Kolkata - 700046, Under P.S-Topsia, KMC Ward No. 59.

Dear Sir/ Madam,

We are pleased to inform you that the Flat No. _____, on _____ of Block No. _____ having Carpet Area _____ Sq.Ft together with _____ Terrace area measuring **NIL** Sq.Ft and **Covered Balcony** area admeasuring _____ Sq.Ft which are appurtenant to net usable area of flat, working out to a **Built-Up area** of _____ Sq.Ft **together with** the proportionate undivided indivisible share in the common parts and facilities in the Block working out to a **Super Built-up area** of _____ Sq.Ft **together with** the variable proportionate undivided and indivisible share or interest in the land underneath the Block attributable to the Unit and Right to Park _____ (**_____**) **Car** in the _____ Car Parking space and also **together with** the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **COMPOSITE UNIT**) at "**SRIJAN CENTRUM**", has been provisionally allotted in your favour on the basis of your Application No. _____ dated _____ and on your depositing the application money of Rs. _____/-. The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto. The Car Park will be identified on the date of possession.

The price of the said Composite Unit is ` _____ / (Rupees _____) only payable as per the table provided below:

We will send Demand Notices for each installment and the Allottee will have to pay within 15 days from the date of such notice.

Payment Schedule	Amount and/or percentage
ON ALLOTMENT	20% (Less Application Money) + S.Tax
ON COMPLETION OF FOUNDATION WORK	15% + S.Tax
ON COMPLETION OF 1st FLOOR SLAB CASTING	10% + S.Tax
ON COMPLETION OF 2nd FLOOR SLAB CASTING	10% + S.Tax
ON COMPLETION OF 3rd FLOOR SLAB CASTING	10% + S.Tax
ON COMPLETION OF 4th FLOOR SLAB CASTING	10% + S.Tax
ON COMPLETION OF BRICK WORK OF THE UNIT	5% + S.Tax
ON POSSESSION OF THE UNIT	20% + S.Tax

Timely payment is the essence of the Allotment.

NOTE- Service Tax/GST and/or any other taxes as applicable is payable with payments.

The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of “**SRIJAN REALTY PVT LTD COLLECTION A/C**” and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to the following office:

SRIJAN REALTY PVT. LTD. – Srijan House, 36/1A Elgin Road, Kolkata -700 020;

Additionally the Extras and Deposits as stated in the GTC will also become payable within 15 days of the demand notice being made as per the payment schedule as follows:

(EXTRA CHARGES & DEPOSITS)

EXTRA CHARGES		
1.	Club	Rs. 126.58/- per Sq.Ft of Built-up Area
2.	Generator	Rs. 63.29/- per Sq.Ft of Built-up Area
3.	Transformer & Electricity Expenses	Rs. 94.94/- per Sq.Ft of Built-up Area
4.	Legal Charges	Rs. 10,000/-
5.	Formation of Association	Rs. 10,000/-
6A.	Stamp Duty and Registration Fee	At applicable rate on the Agreement value or Market Value (whichever is higher) as per the valuation at the time of registration.
6B.	Incidental Charges	Rs.10,000/-
7.	Maintenance Expenses	Tentatively Rs. 3.80/- per Sq.Ft of Built-up area or actual to be decided at the time of possession.
DEPOSITS		
8.	Electricity Deposit	On Actuals
9.	Maintenance Deposit	Equivalent to 2 years maintenance fund at the time of possession (12 months adjustable and 12 months as deposit)

- (1) At the time of registration if Market Value is more than Agreement Value additional stamp duty as per the valuation to be paid at the time of registration.**
- (2) 1 (one) KVA power back-up will be provided for 3 Bed Room Flats and 0.8 (zero decimal eight) KVA power back-up will be provided for 2.5 Bed Room Flats and 0.8 (zero decimal eight) KVA power back-up will be provided for 2 Bed Room Flats.**
- (3) Sl. Nos. 1, 2 & 3 will be paid by the Allottee as per payment schedule to be followed for payment of consideration.**
- (4) With regard to Sl. No. 4 you will be required to pay legal fees @ 50% on allotment and balance 50% shall be paid before taking possession of the Unit or execution of conveyance whichever is earlier.**
- (5) Other than above rest will be paid at the time of possession.**
- (6) Service Tax/GST or any other taxes as applicable and any other Tax or Taxes as may be applicable from time to time shall also be payable by the Allottee.**
- (7) Extra charges will also be applicable for 50% of the terrace area.**

A copy of this letter duly signed by you on each page as a token of acceptance of this Provisional Letter of offer of Allotment are to be submitted along with the allotment money. As soon as you accept the offer it will be deemed that you have accepted all the terms of the registered GTC.

This allotment offer is provisional and subject to:-

a) Your strict compliance of the terms and conditions contained in GTC registered in the Office of the D.S.R. - III, South 24 Parganas, West Bengal and recorded in Pages **159041 to 159120**, Book – I, Volume No. – **1603 – 2016**, Being No. **160305403** for the year **2016**. Your making punctual payment of the price money in the manner mentioned above.

b) Your executing necessary documents as per the standard format of Srijan Centrum on or before delivery of the possession of the unit and the car parking space, if any.

Please note that this allotment letter shall not be treated as an agreement for sale or transfer and the installments paid will be treated as deposits till the sale of the unit and car parking space, if any in your favour is completed.

The Allotment offer read with the Application, GTC supersedes all other publications and/or communications and none of the parties shall be entitled to set up any oral agreement.

The Building Block No. 1 shall be completed by the Builder within **December 2019** plus a grace period of 12(Twelve) months subject however to force majeure.

Your Customer's Identification Number (CIN) is _____.
Please quote your CIN number and the Unit No. allotted in your favour, in all your future correspondence.

We will appreciate if you kindly confirm the acceptance of Allotment offer and send us the payments and other amounts in token of your acceptance within 15 days. Needless to say in default the Allotment Offer will stand cancelled entitling us to forfeit Rs. 25,000 /- out of the Application money.

This letter of offer is being sent to you in duplicate. Please retain one copy with you and sign and return the other copy as a token of your acceptance.

Thanking you,

Yours faithfully,

FOR SRIJAN REALTY PVT. LTD.

(Authorised Signatory)

Enclo: 1. Typical Floor Plan of the Block identifying the Unit.

I/We Confirm and accept the allotment as stated above:

(Signature of First Allottee)

(Signature of Second Allottee)

Place:

Date: