

Date :

To,  
[•]

**Re: Allotment of Residential Unit No. [•] on the [•] Floor having mutually agreed super built-up area of [•] in the project named "PARK IMPERIAL" to be constructed at premises no. 5A, Royd Street, Kolkata - 700 016.**

We are pleased to bring to your kind attention that, in furtherance to your application being Application No. [•] dated [•]\_pertaining to booking of an Apartment at our project named **"Park Imperial" at Premises No. 5A, Royd Street, Kolkata - 700 016**, we are pleased to allot the apartment bearing [•], on the [•]with balcony measuring \_\_\_[•]\_\_ sq ft including one store room admeasuring carpet area of [•] sqft, Unit carpet area of approximately [•] sqft, together with right to park [•] nos. cars in [•] space together with the pro rata share in the Common Areas, Amenities and Facilities in the Project(the **"said Apartment"**) :

**Particulars of Applicant(s)**

|                               |     |
|-------------------------------|-----|
| <b>Applicant Name</b>         | [•] |
| <b>Father's Name</b>          | [•] |
| <b>Correspondence Address</b> | [•] |

You have agreed to pay the Total Price in terms of the payment schedule agreed upon by yourself. The details of Total Price payable by you for the aforesaid Apartment is as follows :

| <b>Consideration Payable</b>   | <b>Total</b> |
|--|--------------|
| Consideration payable for apartment including right to use car parking |              |
| <b>Other Charges</b>   |              |

|  |  |
|--|--|
| <b>Goods and Service Tax</b>   |  |
| <b>Total Price (inclusive of Other Charges and applicable taxes)</b> |  |
|  |  |

The details of the Other Charges are mentioned herein below for your ready reference.

| Sno. | Other Charges  |
|------|--|
| 1.   | Electricity Connection and Transformer @100/sqft   |
| 2.   | Diesel Generator Backup per KVA (Back up required for 2 ACs, Fridge, TV, Aquaguard and lighting is 4KVA for 3BHK Flat, 5 KVA for 4BHK Flat and 8 KVA for a Duplex) @ Rs.30,000/KVA |
| 3.   | Club Development charges @ Rs.100/sqft   |
| 4.   | Association formation charges @ lump sum Rs. 10,000/-  |
| 5.   | Legal expenses @ lump sum Rs. 50,000/-   |
| 6.   | VRV Air-Conditioning charges   |
| 6.   | Maintenance Deposit (for 12 months @ Rs.2/- psf per month)   |
| 7.   | Deposit/Charges for KMC rates & taxes (Rs.25/- psf)  |
| 8.   | CESC Deposit to be payable on actuals.   |

The Total Price shall be paid by you in accordance to the Payment Plan hereinunder:

| <b><u>PAYMENT SCHEDULE</u></b> |  |                   |
|--------------------------------|--|-------------------|
| Sl. No.                        | Stages of Payment                                    | % of Payment      |
| 1                              | Application amount/Booking amount                    | Rs. 10,00,000/-   |
| 2                              | On Agreement - within 30 days of Application/Booking | 10% less 10 lakhs |
| 3                              | On Commencement of Piling                            | 10%               |
| 4                              | On Completion of Piling                              | 10%               |
| 4                              | On Completion of Ground Floor Roof Casting           | 10%               |
| 5                              | On Completion of 3rd Floor Casting                   | 10%               |

|    |   |      |
|----|---|------|
| 6  | On Completion of 6 <sup>th</sup> Floor Casting  | 10%  |
| 7  | On Completion of 9 <sup>th</sup> Floor Casting  | 7.5% |
| 8  | On Completion of 11 <sup>th</sup> Floor Casting | 7.5% |
| 9  | On Completion of Brickwork of Unit              | 7.5% |
| 10 | On fixing of Windows of Unit                    | 7.5% |
| 11 | On Notice for Possession                        | 10%  |

It may be noted that in addition to the Total Price mentioned hereinabove you shall be further liable to pay the required Stamp Duty and Registration Charges as may be assessed by the Registering Authorities at the time of registration of the Agreement for Sale and the Deed of Conveyance. It may further be noted that failure and/or neglect on your part to register the Agreement for Sale within 30 days of being called upon to do so, shall tantamount to a breach of the understanding and your allotment shall be liable to be cancelled and/or terminated. In the event of such cancellation and/or termination of the allotment, all amounts paid by you save and except the applicable taxes, shall be refunded to you and on and from such date of cancellation, you shall cease to have any right and/or claim over the Said Apartment.

On your signing of the Agreement for Sale, the Application Form, Agreement for Sale and Allotment Letter would be read together.

This allotment will not create any transfer / assignment in your favour or an agreement to do the same and this allotment is subject to terms and conditions of the Agreement for Sale to be prepared by our project Advocates and to be executed between us and further payment as per agreed schedule.

Please confirm your acceptance of this offer of allotment by signing on a duplicate of this letter. Acceptance shall not be subject to any conditions whatsoever and conditions (if any) in an acceptance will stand rejected.

**For Unrivalled Projects Pvt. Ltd.**

**Authorized Signatory**

**Applicant**

**For and on behalf of the**

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**I/We Accept**