

July , 2014

To

Madam/Sir,

Re: Provisional Allotment of the “Composite Unit” being Flat No. , likely to have a built-up area of about square Feet (agreed super built-up area of Square Feet) on the floor of the building being Tower- to be constructed at 2/1, Hossain shah Road, Kolkata – 700023 together with right to park one covered car parking space in the basement of that building.

In pursuance of the part payment of the application money of (including the Service Tax calculated thereto) by you, we are pleased to provisionally allot you the above Composite Unit for the total consideration of (including the Service Tax calculated thereto). The above-mentioned total consideration has been agreed to be paid by you to us in the following manner:-

Sl. No.	Particulars	(%)	Flat A/c (Rs.)	Service Tax (Rs.)	Total (Rs.)
1	On application	10			
2	On notice for Agreement / Allotment letter	10			
3	On completion of Basement	10			
4	On 1 st floor casting	10			
5	On 3 rd floor casting	10			
6	On 5 th floor casting	10			
7	On 8 th floor casting	10			
8	On 11 th floor casting	10			
9	On completion of relative floor brickwork	10			
10	On completion of relative floor flooring	5			
11	On or before possession	5			
	Total=	100			

Contd.....P/2

Besides the aforesaid Total Consideration, you shall also pay to us the following:

A. Additional Payment

Charges towards:

1. (a) Formation of the Maintenance Agency (b) obtaining and providing electricity supply and meter, including, those on account of and/or for transformer and electrical sub-station and its installation, if any, HT/LT line supply, supply cables, switch gears, etc. (c) charges for providing Power backup generator and (d) legal charges @ Rs. 100/- per sq.ft.
2. Additional consideration in case there be any increase in area of the said Flat upon construction being made, which would be payable by you within 15 days of demand.
3. Sales tax, service tax, works contract tax, betterment tax and/or development charges and any other tax, duty levy or charge that may be imposed or charged, if any, in connection with construction or transfer of the Composite Unit, would be payable by you within 15 days of demand.
4. Stamp duty, registration fee and all other taxes, levy, miscellaneous and other allied expenses relating to the Memorandum of Agreement , the Deed of Conveyance and all other papers and documents that may be required to be executed and/or registered, would be payable by you within 15 days of demand.
5. Charges for any additional work done or amenity or facility provided or any variation made in the Composite Unit or any part of the same, then the proportionate charges to be paid to Kolkata Municipal Corporation in accordance with the provision of Rule 26, would be realized from you.

B. Deposits:

1. Purchaser shall also need to pay deposit towards Corporation Tax equivalent to four quarters @ 26/- per Sq. ft., pertaining to the agreed Super Built-up Area of the Composite Unit, which shall be refunded to you after completion of the mutation of the said Composite Unit.
2. Purchaser shall need to pay maintenance corpus deposit on account of 12 months' maintenance charges calculated @ Rs. 2/- per Sq. ft. on the Agreed Super Built-up Area.
3. Corpus Fund payable by purchaser @ Rs. 50/- per Sq. ft. which will be transferred to the Association /Maintenance Company after handing over of complete possession and thereafter such Corpus Fund as Sinking Fund to be utilised for repair, replacement and improvement of the common areas and other facilities/amenities.

Timely payment of the consideration money is the essence and spirit of this provisional allotment.

From time to time we shall call upon you to make the payments which are linked to the various stages of the construction as mentioned in the above table. You will be required to pay these and make all other payments within the due dates as would be intimated to you. In case of delay of making any of these payments, we will be constrained to charge you the interest @ 18% for the delayed period.

All amounts are to be paid by cheque/Demand Draft/Pay Order /RTGS in favour of "**Trimurti Grihanirman Pvt. Ltd**" payable at Calcutta.

The Composite Unit shall be deemed to have been provisionally allotted to you after receiving the duplicate copy of this allotment letter duly signed by you, alongwith the receipt of payment as envisaged in Sl. No. 2 of the agreed payment schedule.

You will be required to sign an Agreement for Sale as and when required by us in due course of time. Till then, the allotment of the Composite Unit shall be governed by the provisions of this letter.

Kindly confirm your acceptance by appending your signature on the duplicate of this letter.

For Trimurti Grihanirman Pvt. Ltd.

I/We accept

**Ashok Kumar Baid
(Authorised Signatory)**
