

AJNA COMMERCIAL PVT. LTD.

Project name: Urban Vista (Phase-I)

Location : Indira Nagar, Rekjoani, Rajarhat, Kol-700135

Allotment Letter of Urban Vista

Dated: _____

Sub : Allotment of Apartment No. _____ on the _____ Floor of Block- _____, having a Carpet Area of Apartment _____ Sq. Ft. and Carpet Area of Balcony _____ Sq. ft. **Together with 1** (one) dependent and sharing/ multi-level car parking block/ independent Car Parking space in the _____ Floor of Block- _____, collectively **Designated Apartment** allotted in **URBAN VISTA (Phase-I)**, a Housing Complex proposed to be constructed and developed at Rekjoani, on Rajarhat Main Road, Police Station- Rajarhat, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, District- North 24 Parganas;

Dear Sir / Madam,

We have accepted your offer contained in the Application Form No. _____ dated _____ and are pleased to allot to you one Apartment in the proposed project "**URBAN VISTA (Phase-I)**".

The Total Price for the Designated Apartment and appurtenances, based on the carpet area is Rs. _____ (Rupees _____ only) ("**Total Price**"), breakup and description of which is detailed herein:

PARTICULARS	PRICE (Item wise) in Rs.	G.S.T. (as applicable) in Rs.
Apartment/Unit No.- _____, in Block No. _____, on the _____ Floor, chargeable @ Rs. _____/- per sq. ft. of the Carpet Area of the Unit, more fully detailed in para 1.1 of the Schedule-A, herein.	_____00	_____00
Preferred Location Choice of the Unit, chargeable @ Rs. _____/- per sq. ft. of the Carpet Area of the Unit.	_____00	_____00
Preferred Floor Choice of the Unit, chargeable @ Rs. _____/- per sq. ft. of the Carpet Area of the Unit.	_____00	_____00
Charges for exclusive balcony or verandah, if any, attached with the Unit.	_____00	_____00
Charges for exclusive Open Terrace, if any attached to the Unit, for exclusive use of the Allottee.	_____00	_____00
One medium sized dependent Car Parking Space in the Ground Floor of Block _____, more fully detailed in para 1.2 of	_____00	_____00



Loharuka Niket, DC-9/28, Shastri Bagan, Deshbandhu Nagar, VIP Road, Kolkata -700059

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 Director / Authorised Signat.

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PARTICULARS	PRICE (Item wise) in Rs.	G.S.T. (as applicable) in Rs.
Apartment/Unit No.- ---, in Block No. ---, on the --- Floor, chargeable @ Rs. ---/- per sq. ft. of the Carpet Area of the Unit only.	-----00	-----00
Preferred Location Choice of the Unit, chargeable @ Rs.---/- per sq. ft. of the Total Carpet Area of the Unit and Balcony.	-----00	-----00
Preferred Floor Choice of the Unit, chargeable @ Rs.---/- per sq. ft. of the Total Carpet Area of the Unit and the Balcony.	-----00	-----00
Charges for exclusive balcony or verandah, if any, attached with the Unit, chargeable @ Rs.---/- per sq. ft. of the Carpet Area of the Balcony.	-----00	-----00
One medium sized sharing/ mechanical and dependent Car Parking Space in the Ground Floor of Block ---.	-----00	-----00
Charges and expenses for procuring electricity connection, also by way of installing Transformer and/or Electric Sub- station for the Project, distribution of electricity supply in the Common Areas of the Housing Complex and in the Designated Apartment, chargeable @ Rs. ---/- per sq. ft. of the Carpet Area of the Apartment and the Balcony.	-----00	-----00
Charges and expenses for Diesel Generator (DG) set and its accessories, distribution/supply of electricity from the DG set to the Common Areas of the Housing Complex and also -- ----- KVA therefrom to the Designated Apartment, as alternate power backup.	-----00	-----00
TOTAL:	-----00	-----00
Total Price: (Sum total of Price and G.S.T., as above):	-----00	

Note: The Goods & Services Tax (G.S.T.) and other applicable taxes, if any, applicable on the Price shall be payable by the Allottee as per prevalent rates, thus may vary in future.

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Other Charges: Break-up of the Other Charges, not included in the Total Price:	
1	Documentation Charges: Rs. 38,000.00 (Rupees Thirty Eight Thousand only), 50% of which is payable at the time of signing of the Agreement and balance 50% on or before taking possession of the Designated Apartment, payable to the Promoter.
2	Mandatory membership of <u>the Club 360</u> (An existing club at Green Heights, a residential complex adjoining the said Land), membership charges lump-sum Rs. -----/- (Rupees ----- Only), payable to the Promoter.
3	Charges and expenses for formation of the Association, payable to the Promoter.
The GST will be charged additionally, as per prevalent rates in future.	

Interest free Security Deposits: The Allottee shall also pay / deposit the under mentioned amounts on the following heads:	
1	Security Deposit for individual meter in respect of the Designated Apartment, payable by the Allottee directly to the WBSEDCL Limited, as and whenever demanded by the WBSEDCL Limited.
2	Security Deposit towards Maintenance Charges, calculated @ -----/- per square feet on carpet area of the Apartment and the Balcony, to be deposited by the Allottee to the Promoter before taking possession of the Designated Apartment.
3	Security Deposit towards Panchayat Tax, as be assessed on the Designated Apartment, calculated @ -----/- per square feet on carpet area of the Apartment and the Balcony, to be deposited by the Allottee to the Promoter before taking possession of the Designated Apartment.
The GST will be charged additionally, as per prevalent rates in future.	

In accordance with the Payment Schedule annexed to the Application Form, the Booking Amount, equivalent to **10%** of the Total Price, amounting to Rs. _____ (in short "the Booking Amount"), is payable by you within **15 days** from the date of this letter. After adjustment of the Initial Booking Amount of Rs. _____, you are now required to pay the balance Rs. _____ (Rupees _____ only) within the said period of **15 (Fifteen) days**, from the date hereof.

Further, you are also requested to execute and register the sale agreement within 30 (Thirty) days from the date hereof and make payment of further 10% of the Consideration amounting to Rs. _____. Time is the essence of this allotment letter. In case the above payments are not received within the period hereinbefore mentioned or in case of default on your part to execute and register the agreement within the period hereinbefore mentioned, then this Allotment Letter shall be treated as cancelled and rescinded. The terms and conditions contained in the application form shall apply mutatis mutandis.

Thanking you,

AJNA COMMERCIAL PVT. LTD.

For AJNA COMMERCIAL PRIVATE LIMITED

Director/Authorized Signatory



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Notes:

1. All payments through Cheque / Demand Draft / RTGS / NEFT favouring "AJNA COMMERCIAL PRIVATE LIMITED" payable at Kolkata.
2. This allotment is subject to encashment of Cheque / Demand Draft issued in favour of the Promoter/ Developer on account of booking amount and abiding all terms and conditions, as mentioned in the application form specially relating to timely payment of the Total Price as per the schedule mentioned therein, failing which this allotment shall automatically stand cancelled and rescinded.

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