

ALLOTMENT LETTER
"SURYANEER"
24/01/B, STATION APPROACH ROAD
KRISHNANAGAR, NADIA

Re: Your Application Dated dd/mm/yyyy

Subject: Allotment of following in the building "**Suryaneer**" at premises no. 24/01/B, Station Approach Road, Krishnanagar, Nadia, Pin: 741 101.

1. One ____ (_____) BHK Apartment No. ____ at ____ Floor containing Carpet Area: ____ Sq. Ft. and for residential use.
2. Car Parking Space: ____ (_____) Nos. of Covered Car Parking Space having Parking No. ____ at Ground Floor.

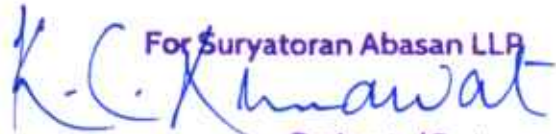

Dear Sir / Mam

Thank You very much for purchasing your dream home at "**Suryaneer**", 24/01/B, Station Approach Road, Krishnanagar, Nadia, Pin:741101.

We confirm you the allotment of the abovementioned unit as per the terms & conditions mentioned in the enclosure annexed hereto and marked with the Letter "**A**".

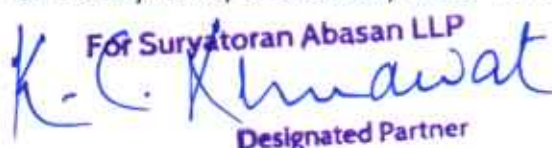
We acknowledge the receipt of the Allotment Money of a sum of Rs. ____/- (Rupees _____ only) being 10% of the total consideration value of Rs. ____/- (Rupees _____ only). The allotment money shall be adjusted against the total consideration payable towards the said unit, post adjustment of applicable GST.

We shall be pleased to execute Agreement for Sale in respect of the Unit within 30 (Thirty) days from the date of receipt of this allotment letter by you. Thereafter, balance consideration is to be paid as per the schedule of payment as enclosed with this letter and marked with the letter "**B**".


For Suryatoran Abasan LLP
Designated Partner

For K.C.R.S. Developers LLP
Designated Partner

Terms and Conditions of this Allotment:

1. This allotment is subject to realization of the entire booking amount/earnest money as mentioned hereinabove.
2. Time for payment is the essence of allotment.
3. If the Allottee(s) fails, firstly to sign and deliver the Agreement for Sale with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of its receipt by the Allottee and secondly, to appear for registration of the same before the Sub-Registrar at Krishnanagar as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 30 (thirty) days from the date of its receipt by the Allottee, the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever. In such event the PARTNERSHIPS shall have the right to re-allot / re-transfer the Apartment(s) and/or other space(s) hereof to any other person without any further intimation to the Allottee(s) in respect thereof.
4. The Allottee(s) has/have gone through and agreed to abide by all the rules, regulations, terms and conditions, byelaws of the PARTNERSHIPS and as mentioned in the draft Agreement for Sale.
5. Save and except the particular Apartment(s) and/or Space(s) allotted to the Allottee(s), the Allottee(s) shall have no claim or right of any nature or kind whatsoever in respect of other Apartment(s)/Parking Space(s) or unsold Apartment(s) [excepting what has been allotted herein and also by an Agreement for sale to the Allottee(s)].
6. The Demand Letter issued by the PARTNERSHIPS to the effect that instalment has become due, as stated above, shall be final and binding on the Allottee(s). It is made clear that time for payment is the essence of this Allotment. In exceptional circumstances, the PARTNERSHIPS may in its sole discretion condone the delay in payment by charging interest at the prescribed rate.
7. That the Allottee(s) agrees and undertakes that he/she/they shall, after taking possession or receiving deemed possession of the said Apartment, as the case may be or at any time, thereafter, have no objection to the PARTNERSHIPS


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constructing or continuing with the construction of the remaining structures in the Building / Complex in accordance with the applicable laws.

PAYMENT SCHEDULE					
SL/NO.	TIMELINE	PERCENTAGE	CONSIDERATION AMOUNT	GST	TOTAL PRICE
1	ON OR BEFORE EXECUTION OF AGREEMENT FOR SALE	10% OF TOTAL CONSIDERATION			
2	ON COMPLETION OF FOUNDATION WORK	10% OF TOTAL CONSIDERATION			
3	ON COMPLETION OF 1 ST FLOOR CASTING	10% OF TOTAL CONSIDERATION			
4	ON COMPLETION OF 2 ND FLOOR CASTING	10% OF TOTAL CONSIDERATION			
5	ON COMPLETION OF 3 RD FLOOR CASTING	10% OF TOTAL CONSIDERATION			
6	ON COMPLETION OF 4 TH FLOOR CASTING	10% OF TOTAL CONSIDERATION			
7	ON COMPLETION OF 5 TH FLOOR CASTING	10% OF TOTAL CONSIDERATION			

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8	ON COMPLETION 6 TH FLOOR CASTING	10% OF TOTAL CONSIDERATION			
9	ON COMPLETION OF BRICKWORK, PLASTER & POP OF THE SAID UNIT	10% OF TOTAL CONSIDERATION			
10	ON NOTICE OF POSSESSION (WITHIN 7 DAYS)	10% OF TOTAL CONSIDERATION			

In addition to the total sale consideration, as mentioned herein above, you shall also be liable to pay the following charges and deposits together with applicable taxes as per scheduled mentioned below:

OTHER CHARGES, EXTRAS, & DEPOSITS TO BE PAID BY THE ALLOTTEE		
PARTICULARS	RATES	SCHEDULE OF PAYMENT
LEGAL CHARGES IN FAVOR OF 'Nilay Sengupta'	RS. 20,000/- FOR 2 BHK FLATS RS. 25,000/- FOR 3 BHK FLATS	50% TO BE PAID AT THE TIME OF AGREEMENT & 50% TO BE PAID AT THE TIME OF DEED OF CONVEYANCE
TRANSFORMER CHARGES	RS. 40,000/- FOR 2 BHK FLATS RS. 50,000/- FOR 3 BHK FLATS	TO BE PAID WITH 9 TH INSTALLMENT
GENERATOR CHARGES	RS. 15,000/- FOR 2 BHK FLATS RS. 20,000/- FOR 3 BHK FLATS	TO BE PAID WITH 9 TH INSTALLMENT
MAINTENANCE DEPOSIT PER MONTH FOR 12 MONTHS	RS. 1/- Per Sq. Ft. Per Month for 12 Months	ON NOTICE OF POSSESSION

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SINKING FUND	RS. 50/- PER SQ.FT.	ON NOTICE OF POSSESSION
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GST and other taxes, if any and as and when levied, is payable as and whenever applicable at the rate prevailing at the time when the same becomes due and payable.

We thank you for showing your interest in our project "**Suryaneer**" 24/01/B, Station Approach Road, Krishnanagar, Nadia, Pin: 741 101.

You are free to call us Mr. XXXXXXXXXXXX at 033 XXXX XXXX (P) or +91 XXXXXXXXXXXX (M) or email us at XXXX@XXXX.com We shall be happy to assist you.

Thanking you and assuring you best of our service at all the times.

Yours faithfully,

For Suryatoran Abasan LLP

 Designated Partner

For K.C.R.S. Developers LLP

 Designated Partner