

To,

Date: 30/10/2018

Mr. Kalyan Chakravarthy Vutukuri
11212 N Granite St., Dunlap, Illinois, USA, PIN-61525

**Sub: Allotment of Unit No. 223, East, Second in the project known as
"Starlit Suites" situated at Laskarhati,**

Dear Sir,

We hereby allot you Unit No. 223, situated on the East side of the Second floor of the Building commonly known as **"Starlit Suites"**, having Built Up Area of 290 Sqft, Carpet Area of 250 Sqft sq. ft. and Chargeable Area of 447 Sqft sq. ft. as per the details mentioned below, consisting of 1 bed room, 1 toilet, 1 kitchen (hereinafter referred to as the **"Apartment"**), for the total consideration of INR 2243940 (Indian Rupees Rupees Twenty Two Lakh Forty Three Thousand Nine Hundred Forty only) (**"Total Consideration"**).

We have received a sum of INR 2243940 (Indian Rupees Rupees Twenty Two Lakh Forty Three Thousand Nine Hundred Forty only) as booking amount being part payment towards the Total Consideration in respect of the Apartment as mentioned above. The details of the same is provided as below:

Sr. No	Date	Cheque No	Bank Name	Branch	Amount
1.					

The project, as mentioned above, is registered under the provisions of West Bengal Housing Industry Regulation Act, 2017 (**"WBHIRA Act"**) with the West Bengal Housing Industry Regulatory Authority (the, **"Authority"**) bearing No. [●]

This Allotment Letter is issued to you subject to and on the understanding and assurance given by you to us that you will enter into an Agreement for Sale, format of which is enclosed herewith as Annexure-B, within [●] days from the date of issuance of this Allotment Letter, format of which is enclosed herewith. You further undertake to pay the necessary stamp duty and registration charges applicable to such Agreement for Sale within 7 (seven) days of us making a written demand for the same. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

In addition to the above, following terms and conditions shall be binding on you:

1. Upon issuance of this Allotment Letter, you shall be liable to pay the balance amount of the aforesaid Total Consideration in terms of the payment schedule mentioned in Annexure –A attached herewith;

2. Simultaneously, with the execution of the Agreement of Sale with regards to the Apartment as mentioned above, you shall enter into Rental Management Agreement with M/s Starlit Suites LLP and/or Furniture & Fixture Agreement with M/s Starlit Suites;
3. On the date of possession (as defined in the Agreement for Sale), you shall be deemed to be completely satisfied with all aspects of the Apartment including the measurement and quality of construction thereof and in this regard you shall accept that the certificate of the architect or the surveyor as appointed by the M/s. Shew Projects LLP, as final and binding;
4. In the event you fail to enter into an Agreement for Sale with M/s. Shew Projects LLP within [•] from the date of issuance of this Allotment Letter, the allotment granted herein shall stand automatically cancelled and upon such cancellation of the allotment, we shall refund you the booking amount mentioned above without any interest within 30 (thirty) days of such cancellation;
5. All letters, circulars, receipt and /or notices to be served on you as contemplated pursuant to this Allotment Letter shall be deemed to have been duly served (i) if delivered personally, upon receipt by the intended party; (ii) if sent by speed post with acknowledgement due card, within 72 (seventy two) hours of being sent, which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharge our obligations and (iii) if sent by email to the allottee;
6. This Allotment Letter shall be governed and interpreted by and construed in accordance with the laws of India. The High Court at Kolkata shall have exclusive jurisdiction over all matters arising out of or relating to this Allotment Letter.

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,
For **M/s. Shew Projects LLP**

We confirm and accept

Designated Partner

Mr. Kalyan Chakravarthy Vutukuri

Annexure-A
(Schedule of Payment)

	Percentage	Amount
1. At the time booking of the Unit	10%	224394
2. On or before execution of this Agreement	10%	224394
3. On Completion of Ground Floor Slab	10%	224394
4. On Completion of First Floor Slab	10%	224394
5. On Completion of Second Floor Slab	10%	224394
6. On Completion of Third Floor Slab	10%	224394
7. On Completion of Third Floor Terrace Slab	10%	224394
8. On Completion of Outside Plaster	10%	224394
9. On Completion of MEP Services and finishes	10%	224394
10. On Possession	10%	224394
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	Total : 100%	Rs. 2243940

Annexure-B

(Enclose format of Agreement for Sale)