

Date: -

To,

ALLOTMENT LETTER

Re: Allotment of Unit No.....having a carpet area of square feet (..... square meters) equivalent to super built-up area of square feet (..... square meters) approx of type on the Floor in Tower along with the right to park car(s)/two-wheeler(s) in the [covered/open] parking space measuring an area of square feet (..... square meters) at the ground floor level in Smart Homes ("Property"), within the Renaissance Township, Burdwan, at Mouzas Goda, Nababhat, Kantrapota, Yousufabad ("Project")

Ref: Customer Code –

Dear Sir and Madam,

With reference to your Application dated for allotment ("Allotment") of the Property, we are pleased to inform you that the "Property", details of which are set out in **Schedule A** in the attached '**Annexure**', has been allotted to you on the following terms and conditions:

1. Details of Property:

Apartment No	Floor No	Carpet Area (Sq mt and Sq ft)	Car details	Parking

2. Sale Price and other charges: The Sale Price of the Property is Rs./-. The Other Charges & Deposits and Taxes shall be paid as per provisions contained in Agreement for Sale ("AFS") and in the manner as mentioned in the agreed Payment Schedule.
3. We are also pleased to inform you that you need to execute the Agreement for Sale ("**AFS**") with us within 30 (thirty) days from the date of booking, i.e. by ("**Due Date**").
4. For your ready reference we have set out below the activities you need to strictly comply within the Due Date:
 - (i) Sign this Allotment Letter and return the same to us within 30 (thirty) days from the date of booking;
 - (ii) Pay the Money payable upon AFS within 30 (thirty) days from the date of booking.
 - (iii) Pay the requisite legal expenses including stamp duty charges and registration costs as applicable and payable by the Allottee(s) for the execution and registration of the AFS.
5. The Allotment of the Property shall be governed by the provisions of the Application Form, AFS and this Allotment Letter. The provisions of the AFS shall at all times be read as a part and parcel of this Allotment Letter. The words starting in capital letters shall have the meaning respectively assigned to them in the AFS.

- 6 The Property shall be deemed to have been allotted to you only when within 30 (thirty) days from the date of booking (i) the duplicate copy of this Allotment Letter duly signed by you is received by us, (ii) the AFS is executed by you; and (iii) the Money payable upon AFS as indicated in the **enclosed** Payment Schedule is paid to us. In case you fail to adhere to the above timeline in fulfilling all the conditions mentioned above, you will be deemed to be a defaulter and the Promoter shall issue a notice to you asking to comply with the conditions within 15 (fifteen) days from the date of notice, failing which the Application and this Allotment Letter shall stand automatically cancelled/withdrawn and cancellation/withdrawal charges shall apply as per the agreed Payment Schedule. In case of such cancellation/withdrawal, you shall have to make fresh Application for an Unit (if then available) at the Price then prevailing.
- 7 The timely payment of all installments and the continued compliance by you of the provisions of the AFS and this Allotment Letter shall be the essence of the Allotment.
- 8 Please note we have taken a Term Loan from Centrum Financial Services Limited (“Centrum”) with respect to the Project and all the amounts payable including the Sale Price or any Other Charges & Deposits by whatever name called payable in relation to the purchase of the Property shall be solely deposited in the designated Escrow Account/s maintained with HDFC Bank, details whereof are mentioned in Schedule D. Till the time the entire payment as set out in Schedule C has been paid Centrum will continue to have exclusive first charge on the Property
- 9 The Promoter shall have full rights, powers and authority at all times to do all acts and things which may be considered necessary and expedient by it for the purpose of enforcing the provision of this Allotment Letter including the provisions of the AFS and other reservations imposed, if any, in respect of the Property hereby allotted and to recover from you, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way related thereto.
- 10 Please quote your Customer ID, as set out herein in all your future correspondences with us.
- 11 The Promoter reserves the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any conditions and/or restrictions imposed by the authorities concerned or any change and/or amendment or levy of any applicable laws etc. and you shall be deemed always to have consented to such changes or amendments in the terms and conditions.
- 12 The allotment of the Property shall be provisional and shall remain so till such time a formal Transfer/Conveyance Deed for transfer of the same is executed and registered in your favour.

We look forward to a meaningful association with you.

Thanking You.

Yours faithfully,

For Shraci Burdwan Developers Private Limited

I/We hereby accept the above terms and conditions

Sole/First Allottee

Joint Allottee

Date:

Date:

Place:

Place:

Annexure

Schedule A: Details of the Property

SMART HOMES - _____

Floor No: _____, Unit No. : _____

Property Type: _____ BHK

Carpet Area: _____ Sq ft

Super Built-up Area:- _____ Sq ft

Terrace Area: _____

Number of Parking Space: _____

Parking Space Type: _____

Schedule B: Details of the Price

Base Cost Charges Breakup

Charge Name	Amount (INR)
Base Price	_____
PLC	_____
Total Price :-	_____

Other Charges Breakup

Charge Name	Amount (INR)
External Development Charges	_____
DG Charges for 500Watt	_____
Documentation Charges	_____
Corpus Deposit	_____
CGST-CGST 6%	_____
SGST-SGST 6%	_____
CGST-CGST 9%	_____
SGST-SGST 9%	_____
Total :-	_____

Schedule C: Payment Schedule

Payment Description	Due Date	Amount (INR)
Booking	_____	_____
On Agreement	_____	_____
On Completion of Foundation	_____	_____
On Completion of 1st floor roof casting	_____	_____
On Completion of 3rd floor roof casting	_____	_____
On Completion of 4th floor roof casting	_____	_____
On completion of Brick Work of Unit	_____	_____

On Completion of External Plaster	_____	_____
On Notice of Possession	_____	_____
	Total :-	_____

Schedule D: Bank Details