

TO

Thursday, May 07, 2018

Customer ID. –

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Sub:** Provisional Allotment of **Unit No.** \_\_\_\_\_ comprising a **G+2** storied house having total Carpet Area of .... **Sq. Ft.** (total built up area of \_\_\_\_\_ **sq. ft.**) approximately along with private garden space and ..... open/covered car parking space constructed on a plot of land having an area of ..... **cottahs** (approx.) together with **pro rata share** in the Common Areas of the Project known as **“Silver Oak Estate Prive”** Phase I / Phase II, presently being under construction at Kali Park, Rajarhat Main Road, P.S. Airport, Kolkata – 700 136 (collectively **said Unit**).

**Dear Sir/Madam,**

Pursuant to your application dated ....., we are pleased to provisionally allot the said Unit in your favour at and for a consideration of Rs...../- (Rupees ..... only) excluding the applicable GST thereon and other charges and deposits as mentioned hereunder and the applicable GST thereon, subject to compliance by you with certain terms and conditions to be broadly mentioned in the “Agreement for sale”.

In case of your acceptance of this allotment an “Agreement for sale” in respect of the said Unit shall have to be signed by you within ..... from the date of .....

The break-up of the above mentioned total consideration is as under:-

DESCRIPTION	AMOUNT	AMOUNT
<b>Unit Consideration (A)</b> <b>(inclusive of consideration for car parking spaces and pro rata share in common areas)</b>		
<b>GST (as applicable) (B)</b>		
<b>Agreement Value of the Unit (C)</b>	<b>(A) + (B)</b>	
<b>Other Charges &amp; Deposits</b>		
<b>Lift (optional)</b>		
<b>Jacuzzi (optional)</b>		
Legal	35,000.00	
Club fit-out charges	1,25,000.00	
Maintenance Charges (Rs 3/- per sq. ft. BUA) for nine months		
Electricity & Generator Charges (3KVA power back up)	3,00,000.00	
Sinking Fund Deposit (Rs 40/- per sq. ft. BUA)		
Total GST on EDCs		
<b>Total Price</b>		
*Notes: GST rates will be applicable as per Govt. norms. Legal Charge payment to be made in favour of <b>“VICTOR MOSES &amp; CO.”</b>		

This allotment is subject to your executing the Agreement for sale as mentioned above after payment of the allotment money as per enclosed demand within ..... . If you fail to comply with the same, we have an option to treat your application as cancelled and in the event of such cancellation, this provisional allotment shall stand withdrawn. We shall be at liberty to reallocate the said Unit to any interested third party and in such case, any objection from your end shall not be entertained by us. We

will refund the application money after deducting \_\_\_\_\_` plus applicable Goods & service tax .

After payment of allotment money, cancellation for any reason will be treated under the provisions of Agreement for sale.

Thanking you,

Yours truly,

**For SALARPURIA SIMPLEX DWELLINGS LLP.**

**Authorized Signatory.**

**Encl:** 1. Schedule of Payment

2. Demand

Date:

<b>SCHEDULE OF PAYMENT</b>		
<p><b>Ref</b> Provisional Allotment of <b>Unit No.</b> _____ comprising a <b>G+2</b> storied house having total Carpet Area of .... <b>Sq.ft.</b> (total built up area of _____ <b>sq. ft.</b>) approximately along with private garden space and ..... open/covered car parking space constructed on a plot of land having an area of ..... <b>cottahs</b> (approx.) together with <b>pro rata share</b> in the Common Areas of the Project known as “<b>Silver Oak Estate Prive</b>” Phase I / Phase II, presently being under construction at Kali Park, Rajarhat Main Road, P.S. Airport, Kolkata – 700 136 (collectively <b>said Unit</b>).</p>		
INSTALLMENT		
ON APPLICATION	500000 + Applicable Taxes	
Agreement money (incl application money)	10% of Agreement Value + applicable taxes + 50% of legal charges – Application Money	10%
1st Inst- on Completion of Ground floor Slab casting of said unit	10% of Agreement Value + applicable taxes	20%
2nd Inst- on Completion of 2nd floor Slab casting of said unit	15% of Agreement Value + applicable taxes	35%
3rd Inst- on Completion of Roof casting of said unit	15% of Agreement Value + applicable taxes	50%
4th Inst- on Completion of Brick Work of said unit	15% of Agreement Value + applicable taxes	65%
5th Inst- on Completion of Flooring Work of said unit	15% of Agreement Value + applicable taxes	80%
6th Inst- on Completion of Putty of said unit	15% of Agreement Value + applicable taxes	95%

7th Inst- On Possession	5% of Agreement Value + Balance Extras Charges+ applicable taxes	100%
	<b>TOTAL</b>	

**DEMAND**

Date:

Customer ID. –

Demand No.

**TO**

\_\_\_\_\_

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**Sub:** Demand for Payment.

Dear Sir/Madam,

In terms of the above mentioned provisional allotment letter read with the payment schedule attached therein, a sum of \_\_\_\_\_ has become due to us from you as per details below:-

DESCRIPTION	AMOUNT ( )
<b>PAYMENT DUE ON AGREEMENT:</b>	
10% of agreement value	
Add : GST @ 12% on Above	
<b>Less</b> : Application Money Paid including Taxes	
<b>TOTAL PAYMENT DUE</b>	

We request you to kindly remit the abovementioned due of ` \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ **Only**) to us by \_\_\_\_\_.

Thanking You,

Yours faithfully,

For **SALARPURIA SIMPLEX DWELLINGS LLP**

**Authorized Signatory**

**Note:** Instrument of all payments to be made in the name of "**SALARPURIA SIMPLEX DWELLINGS LLP.**"  
Payable at Kolkata. :

**PAN NO: ABUFS2750G**

**GST NO: 19ABUFS2750G1Z0**