

Date:

To

Sub: Allotment of Flat and Appurtenances

Ref: Your Application dated _____.

Thank you for opting to be a part of "**Thikana**",

This is in response to your application dated _____.

We are pleased to allot you at our discretion Unit No. _____ having carpet area of _____ square feet and total area of ____ (____) square feet [including balcony area and proportionate common area], more or less, on the ____ floor in Block ____ (**Unit**), along with the right to ____ (____) open parking space at the ground level of the Said Complex/covered garage at the ground floor of any block of the Said Complex (**Garage**) (Said Unit with Said Garage is **Apartment**) at "**Thikana**" (Said Complex), situated at Mouza Hatiara, J.L. No. 14, Police Station Eco Park (formerly Newtown), Additional District Sub-Registrar Office Rajarhat, within Bidhannagar Municipal Corporation, under Ward No. 13, having Holding No. Block-F/68/2268/19, District North 24 Parganas, for a Total Price of **Rs.** _____/- (Rupees _____) only, which is inclusive of cost of proportionate land, common portions and installations but excluding Goods and Service Tax (GST). The particulars of the Consideration and Other Charges are:

SI No.	Description	Amount
A	Unit Price:	
	a) Cost of the Unit	Rs. _____/- (Rupees _____)
	b) Cost of exclusive balcony or verandah	Rs. _____/- (Rupees _____)
	c) Proportionate cost of Common Areas with external wall thickness etc.	Rs. _____/- (Rupees _____)

	d) Garage	Rs. _____/- (Rupees _____)
	Sub – Total	Rs. _____/- (Rupees _____)
Other Charges:		
B	a) Security deposit and all other charges of the supply agency for providing Transformer or Mother Meter to the Said Block	Rs. _____/- (Rupees _____)
	b) Stand-by power supply to the Said Unit from diesel generators, per 1 (one) KVA.	Rs. _____/- (Rupees _____)
	c) The Promoter shall provide Intercom facility in the Said Unit, the Allottee shall be liable to give an installation charge.	Rs. _____/- (Rupees _____)
	d) The Promoter shall provide Water Filtration Plant facility in the Said Complex, the Allottee shall be liable to give an installation charge.	Rs. _____/- (Rupees _____)
	e) Interest Free advance for proportionate share of the common expenses/ maintenance charges for 12 months @ Rs. ___/- per square feet.	Rs. _____/- (Rupees _____)
	f) Interest Free Sinking Fund @ Rs. ___/- per sq. ft.	Rs. _____/- (Rupees _____)
	g) Association Formation Charge.	Rs. _____/- (Rupees _____)
	h) Legal/Documentation charges, excluding stamp duty and registration fees, registration/ commission fees and misc. expenses, which shall be paid extra by the Allottee at the time of registration.	Rs. _____/- (Rupees _____)
		Sub – Total
	Total Price (A + B)	Rs. _____/- (Rupees _____)
<i>plus</i> Applicable GST (Goods and Service Tax)		

This cost structure is firm and non-scalable and shall not be altered under any circumstances.

You have opted for the 'Installment Payment Plan Total Consideration' you are required to pay the various installments as and when the same becomes payable as per the following pay schedule:

Sl.	Payment Description	Percentage/Amount
1.	Booking Amount	10% of Unit Price plus applicable GST
2.	At the time of Agreement	10% of Unit Price plus applicable GST
3.	On Foundation Casting of Said Block	15% of Unit Price plus applicable GST

4.	On Ground Floor Roof Casting of Said Block	10% of Unit Price plus applicable GST
5.	On 1 st Floor Roof Casting of Said Block	10% of Unit Price plus applicable GST
6.	On 2 nd Floor Roof Casting of Said Block	10% of Unit Price plus applicable GST
7.	On 3 rd Floor Roof Casting of Said Block	10% of Unit Price plus applicable GST
8.	On 4 th Floor Roof Casting of Said Block	10% of Unit Price + Diesel Generator + Transformer Charges & Electricity plus applicable GST
9.	On Brickwork of Said Unit	10% of Unit Price + Intercom + Water Filtration plus applicable GST
10.	On Possession of Said Unit	5% of Unit Price + Maintenance Charges + Sinking Fund + Legal Charges + Association Formation Charges plus applicable GST

You have the right to opt out of this allotment by communication in writing which should reach us at the address given in this letter, before _____ (15 days). In such event, we will refund you the Booking Amount in full (without any interest or damages) within 45 days.

This letter of allotment is provisional and not to be treated as an agreement for sale. Further the above allotment is subject to your signing our standard Agreement for Sale before _____ (21 days) failing which this Allotment Letter shall automatically stand withdrawn and cancelled. If you fail to sign and execute our standard Agreement for Sale within the aforesaid time, the token amount paid by you at the time of filling up the application form, shall be refunded to you.

On your signing our standard Agreement for Sale within _____ (at our office, by prior appointment with the undersigned), this Allotment Letter will automatically be replaced by our standard Agreement for Sale.

Please send your remittance by Pay Orders/Demand Drafts/Cheques in favor of “**M/s. Gaine Construction**” payable at Kolkata only.

Your Customer Identity No. is: **Thikana** /___/___ (*Project name /Floor/Flat*) and henceforth, you are requested to quote this number as reference in all your future payments and correspondence.

This Letter, is being sent to you in duplicate. Please sign the confirmation clause written below, as a token of your acceptance of the contents and return the same to us.

Assuring our best of service and co-operation at all times.

Yours sincerely,

For M/s. Gaine Construction

Proprietor

Confirmation Clause:

I/We confirm and accept what is stated above

(Signature of the Allottee)

Place:

Date: