

AHIMA REALTORS PRIVATE LIMITED
43A, JYOTISH ROY ROAD, KOLKATA- 53
E. mail- ahimarealtors@yahoo.com/ (033) 2498 7857
CIN No. U70101WB2005PTC104649

Ref. _____

Date: _____

PROVISIONAL ALLOTMENT LETTER

To,
SMT _____,
SHRI _____,
_____, P. O.- _____,
P. S. - _____,
Kolkata – 700 _____

Re: Provisional Allotment of Unit No. ____, on _____ Floor having a carpet area of _____ sq. ft. Built up area of _____ sq. Ft (equivalent to Super Built Up Area of _____ sq. ft. (the "SAID UNIT"), more or less at "SULEKHA APARTMENT" at premises no. 159B, Sarsuna Main Road, Kolkata – 700061 (the "SAID LAND").

Dear Sir/ Madam,

We are pleased to inform you that the Said Unit has been provisionally allotted in your favour on the basis of your Application No. AHIMA-SULEKHA APMT - ____ dated _____ and on your depositing the application money of Rs. 30,000/- (Rupees Thirty Thousand) only vide Cheque No. _____ dated _____ drawn on _____ Branch (A/C No. _____).

In addition to the Said Unit the right to use of the below mentioned car parking space is also provisionally allotted to you.

Car Park Type - COVERED (120 Sq. ft)

No. of Car Park -01

Your Customer's Identification Number (CIN) is: AHIMA/SULEKHA APMT - ____. Please quote your CIN number and the Unit No. ____, in all future correspondence.

The payment of allotment money and all subsequent payments towards the cost/price of the Said Unit (based on the progress of construction of the Project and/or the Said Unit and in such installments as mentioned in the price and payment schedule annexed hereto) has to be made by you within such time and in such manner as maybe notified by us to you in due course of time after the Company receiving the registration number of the Project from the concerned authorities under the West Bengal Housing Industry Regulation Act, 2017 (HIRA) and only upon your execution and/or signing and registration of the "Agreement for Sale" of the Said Unit in the format prescribed by the authorities under HIRA.

This Provisional Allotment Letter (along with your Application) duly signed and confirmed by you supersedes all other publications and/or communications and neither you nor us shall be entitled to set up any oral agreement.

Please note that this Provisional Allotment Letter shall not be treated as an agreement for sale or transfer of the Said Unit till such time a formal agreement for sale of the Said Unit is signed between us.

Please further note that in case the Said Land is mortgaged to bank/financial institution(s) at any time in future for securing the loan availed by us for the purpose of construction of the Project, you will be deemed to have taken notice of such mortgage and in case you decide to avail loan from any bank/financial institution(s) for purchasing the Said Unit, then, you shall be required to obtain a NO OBJECTION CERTIFICATE (NOC) from the bank/financial institution(s) from whom you shall avail such loan confirming their acceptance of the Company having already created a charge over the Said Unit and also confirming that the charge already created by the Company shall continue to prevail (even after your taking such Bank/Institutional Finance for the Said Unit) till the execution of the transfer deed of the Said Unit in your favour. The Company, however, will get the charge of the Company released from the Company's Banker/Financial Institution(s) in respect of the Said Unit on or before the execution of the deed of transfer of the Said Unit in your favour in due course.

This letter is being sent to you in duplicate. We will appreciate if you kindly confirm the acceptance of this provisional Allotment Letter and send us at our office a copy of this letter duly signed by you (on each page as also on the annexures hereto at the places marked as 'X' as a token of your acceptance of this letter and annexures within 15 (fifteen) days from the date of this letter failing which this Provisional Allotment Letter will stand automatically cancelled entitling us to forfeit Rs. 30,000/- (Rupees Thirty Thousand) only out of the application money paid by you.

Thanking you,
Yours faithfully,
For AHIMA REALTORS (P) LTD.

Authorized signatory

Enclosed:

1. Price and Payment schedule
2. Typical Floor Plan identifying the Said Unit.

I/We Confirm and accept the provisional allotment of the Said Unit and the car parking space as stated above:

(Signature of Sole/First Allottee)

(Signature of Joint/other Allottee (s))

ANNEXURE-1

(The Price & Payment Schedule)

A. PRICE

The total amount payable by you for the Said Unit is Rs. _____/- (Rupees _____) only, exclusive of Extra charges.

B.

PAYMENT SCHEDULE

Payment Schedule Percentage of total payment to be made

| Sl. No. | Phase of Payment | Amount (in INR) |
|---------|---|-----------------|
| 01. | Money paid with Application | 30,000.00 |
| 02. | On or before execution of this Agreement Booking Amount including application money as above | 9% + GST |
| 03. | On completion of foundation | 11% + GST |
| 04. | On completion of Grd floor casting | 10% + GST |
| 05. | On completion of 1st floor casting | 10% + GST |
| 06. | On completion of 2nd floor casting | 10% + GST |
| 07. | On completion of 3rd floor casting | 10% + GST |
| 08. | On completion of 4th floor casting | 10% + GST |
| 09. | On completion of brickwork of unit | 10% + GST |
| 10. | On completion of flooring | 15% + GST |
| 11. | On completion of handing over the flat | 5% + GST |
| | T o t a l : | 100% |

C

EXTRA CHARGES

1. G.S.T as applicable on every phase of payment as mentioned above.
2. Amounts of extra additional works requested by me/us apart from or in exchange of the stipulated specifications of flooring/tiling/electrical points/grills/collapsible gate/painting inside/ decoration works etc as per prevailing market rate.

3. All Legal Charges for documentation viz. Advocates fees @ Rs. 20,000/- for registration of Agreement for Sale and Deed of Conveyance.
4. Proportionate amount of Security Deposit for underground CESC service mains and common meter and HT/LT transformer (if necessary) and also for individual meter in my/our name/s.
5. Formation of Association.
6. Proportionate amount of Insurance Premium if paid for insurance of the building.
7. Litigation Charges (if required) for safeguarding the title of the land /premises/ building/ appurtenance thereto.
8. Quarterly KMC Taxes, Ground Rent, Monthly maintenance and upkeepment charges.
9. Mutation Fees for assessment of Unit and/or car parking space in my/our name/s.
10. Any other incidental charges, taxes, fees, penalties, fines for regularisation of incorporated changes/alterations/modifications done at my/our request by your company.

NOTE:-

1. The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of "AHIMA REALTORS (P) LTD." and drawn on _____ Bank in Kolkata.
3. Amounts will become payable within 10days of the demand notice.
4. At the time of registration if market value is more than the value of the Said Unit, additional stamp duty as per the market valuation of the Registrar as also the applicable registration charges is also to be paid at the time of registration.
5. The Extra Charges mentioned in 1 of (C) above will be payable in installments along with the Part Payment of the agreed total consideration amount as per the Payment Schedule.
5. The Extra Charges mentioned in 2 of (C) above will be payable in full as per the bill for the extra/additional works completed.
6. The Extra Charges as mentioned in 3 of (C) above will be payable @ 50% on provisional allotment and 50% on possession of the Said Unit/ on or before the date of registration;
7. The Extra Charges as mentioned in item 4 to 10 of (C) above (which ever shall be applicable) will be payable at the time of possession of the Said Unit.

(Signature of Sole/First Allottee)

(Signature of Joint/other Allottee (s))

ANNEXURE-2

(The Typical Floor Plan identifying the Said Unit)