

Dated: _____

Dear Sir / Madam,

Sub : Allotment of Apartment / Flat No. _____ on the _____ side on the _____ Floor having a Carpet Area of _____ Sq. Ft. {Built-Up Area being _____ Sq. Ft. [inclusive of the area of the balcony(ies) / verandah(s)], at _____;

with One No. of Car Parking Rights on the _____;

We have accepted your offer contained in the Application Form No.____ dated _____ and are pleased to allot to you one Unit in the project "URBAN GREEN, Phase-IIA" at Atgara, Rajarhat Main Road, Kolkata- 700 136, details whereof as well as the price etc., are as follows:

The Total Price for the Apartment based on the carpet area is **Rs.**_____ (Rupees _____ only) ("Total Price"), break up whereof is as follows:

Head	Price
Description of the Unit allotted: (i) Apartment No _____, Floor _____; Lobby- _____; Block _____; Phase-IIA at the Bigger Property; Carpet Area _____; Built-up Area _____;	Rs. _____
(ii) Preferred Location Charges - _____;	Rs. _____
(iii) Preferred Location Charges - Floor Rise;	Rs. _____
(iv) Preferred Location Charges - South Facing;	Rs. _____
(v) exclusive right to use the attached open space measuring _____ Sq. Ft. as garden;	Rs. _____
(viii) _____ number and _____ type Car parking at _____ level;	Rs. _____
(xix) _____ number Two Wheeler parking at _____ level;	Rs. _____
Add : GST	Rs. _____
	Rs. _____
Total Price:	Rs. _____

EXTRAS, DEPOSITS & ANCILLIARIES

Sl. No.	Particulars	Payable on\ at	Gross Amount (in Rs.)	GST @ 5% (OR as applicable)	Net Amount (in Rs.)
1	Legal Charges				
2	Electricity Charges				
3	Club Charges				
4	Municipal Tax				
5	Sinking Fund				
6	Generator Power Back-Up				
7	Maintenance Deposits				
8	Deposits against rates and taxes				
9	Formation Of Association				

The above assumes GST rates at current rates i.e.5%. The same will be charged at actuals at the time of making the payment and will be over and above the amounts in the schedule;

In accordance with the Payment Schedule annexed to the Application Form, the Booking Amount, equivalent to **10%** of the Consideration amounting to **Rs. _____ (in short "the Booking Amount")**, is payable by you within **15 days** from the date of this letter. After adjustment of the Initial Token Amount of Rs. _____, you are now required to pay the balance **Rs. _____ (Rupees _____ only)** within the said period of **15 days** from the date hereof.

Further, you are also requested to execute and register the sale agreement within **30 days** from the date hereof and make payment of further 10% of the Consideration amounting to **Rs. _____**.

In case the above payments are not received within the period hereinbefore mentioned or in case of default on your part to execute and register the agreement within the period hereinbefore mentioned, then this Allotment Letter shall be treated as cancelled and rescinded. The terms and conditions contained in the application form shall apply mutatis mutandis.

Thanking you,

Yours faithfully,

Authorised Signatory

N.B.:

1. All payments through Cheque / Demand Draft / RTGS / NEFT favouring "_____" payable at Kolkata.
2. This allotment is subject to encashment of Cheque / Demand Draft, failing which the same shall automatically stand cancelled and rescinded.