

_____, 2020

[•] (name) (**the Allottee**)

[•] (address)

Re: Allotment of Residential Apartment more particularly described in the First Schedule hereunder, being a part of the Real Estate Project registered with the West Bengal Housing Industry Regulatory Authority at Kolkata on _____ under Registration No. _____ by Siddha Sphere LLP (“the Promoter”)

1. The Promoter is undertaking the development of land measuring measuring 2722.1212 (two thousand seven hundred twenty two point one two one two) decimal equivalent to 1649.7704 (one thousand six hundred forty nine point seven seven zero four) *cottah* equivalents to 110352.54 (one lac ten thousand three hundred fifty two point five four) square meter in R.S./L.R. *Dag* Nos. 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 602, 603, 604, 605, 606, 607, 610, 612, 613, 614, 615, 616, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 589/658, 639/734, AAIC/OP/30, AAIC/OP/31, AAIC/OP/32, AAIC/OP/33, AAIC/OP/34 & AAIC/OP/36, within *Mouza* Raigachi, JL No. 12, within Rajarhat-Bishnupur No. I Gram *Panchayat*, Police Station Rajarhat, Sub-Registration District Rajarhat, District North 24 Parganas (collectively “**Larger Property**”), in a phase-wise manner (“**Whole Project**”).
2. The development of the Whole Project known as ‘**Siddha Galaxia**’ *inter alia* consisting ‘**Siddha Galaxia**’ *inter alia* consisting of (i) **Block/Building Nos.1**(namely Azura), **2** (namely Della), **3** (namely Oceania), **4** (namely Verdura), **5** (namely Altura) and **6** (namely Olivia), *inter-alia* comprising of 6 (six) Ground + 11 (G+11) storied residential buildings, being constructed upon R.S./L.R. *Dag* Nos. 620, 621, 622, 623, 624 and 625 of *Mouza* Raigachi which is portion of the Larger Property [being developed as **Phase I**, upon which Occupancy Certificate (issued by the Rajarhat Panchayet Samity, Rajarhat, North 24 Parganas vide Memo No. 1299/Rht, dated 26th September, 2016) is already obtained], (ii) **Block/Building Nos.7A**(namely Ophelia), **7B** (namely Bianca), **7C**(namely Orion), **7D**(namely Cygnus), **7E** (namely Phoenix) and **10**(namely Atlas), *inter-alia* comprising of 6 (six) Ground+ 13 (G+13) storied residential buildings, being constructed on a portion of the Larger Property [being developed as **Phase II** (HIRA No. HIRA/P/NOR/2018/000184), (iii) **Block/Building No.8**, *inter-alia* comprising of 1 (one) Basement +Ground + 7 (B+G+7) storied building for Multi-level Car Parking (**MLCP**) being constructed on the said portion of the Larger Property [being developed as **Phase II** (HIRA No. HIRA/P/NOR/2018/000184) (iv) **Block/Building No. 9**,

- inter-alia* comprising of 1 (one) Ground + 3 (G+3) storied building for Club, being constructed on the said portion of the Larger Property [being developed as **Phase II** (HIRA No. HIRA/P/NOR/2018/000184) (v) **Block/Building Nos. 7F** (namely Mensa) and **7G** (namely Europa), *inter-alia* comprising of 2 (two) Ground+ 13 (G+13) storied residential buildings, being constructed on the Project Property (vi) Rooftop skywalk constructible on the above mentioned 6 (six) (G+13) storied residential Block/Building, as mentioned above, being constructed on the said portion of the Larger Property [being developed as **Phase II** (HIRA No. HIRA/P/NOR/2018/000184) and also constructible on the Blocks/Buildings constructible on the Project Property comprised within the Larger Property, the usage of which shall be permitted after completion of Whole Project (as defined in Recital I (iii) below) **and (vi) Future Block/Building** *inter alia* comprising of residential, commercial multi-storied building, car parking space and completion of the rooftop skywalk of all the Block/Building to be constructed on the portion of the Larger Property, which shall be developed by the Promoter at its sole discretion, out of which (i) **Block/Building Nos. 7F** (namely Mensa) and **7G** (namely Europa), comprising of 2 (two) Ground+ 13 (G+13) storied residential buildings, being constructed on the Project Property, are presently being developed as a (**Phase III**) of the Whole Project on the Project Property and proposed as a “real estate project” by the Promoter and is being registered as a ‘real estate project’ (“**the Real Estate Project or Project**”) with the West Bengal Housing Industry Regulatory Authority (“**Authority**”), under the provisions of the Act, Rules and Regulations and other rules, regulations, circulars and rulings issued thereunder from time to time.
3. The Promoter has agreed to allot the Residential Apartment and other appurtenances more particularly described in the First Schedule hereunder (“**Said Apartment & Appurtenances**”) comprised in the Block and Building more particularly described in the First Schedule hereunder written (**Said Block/Building**) to the Allottee/s, at or for the price as defined in the **First Schedule** hereunder written (**Consideration Price**), and subject to the terms, conditions and covenants contained in the proforma of the Agreement (**Agreement**) submitted to the Authority as part of the Promoter’s application with the Authority.
 4. The carpet area of the Said Apartment as defined under the provisions of HIRA, is more particularly described in the **First Schedule** hereunder written.
 - a. The Consideration Price is required to be paid by the Allottee to the Promoter in accordance with the payment schedule as set out in the **Second Schedule** hereunder written. The Allottee has expressly agreed that the Allottee will have to pay a sum equivalent to 9.9% (nine point nine percent) of the Consideration Price as booking amount (**Booking Amount**) to the Promoter. The Allottee shall, simultaneously on execution of this letter of allotment, pay to the Promoter the entirety of the Booking Amount and the above allotment is subject to realization of the Cheque or Draft of Rs. _____/- (Rupees _____) paid by the Allottee as Booking Amount (not applicable to allottee who has paid in cash).
 - b. The Consideration Price excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project and/or with respect to the Said Apartment And

Appurtenances and/or this letter of allotment (**Letter**). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including service tax, VAT, GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this letter of allotment and/or on the transaction contemplated herein and/or in relation to the Said Apartment And Appurtenances, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

- c. Simultaneously with payment of the second installment of the Consideration Price as detailed in the **Second Schedule** hereunder written, the Parties shall execute the Agreement as required under HIRA and shall register the Agreement under the Registration Act, 1908, upon which, this Letter shall stand superseded by the Agreement.
- d. In addition to the Consideration Price, the Allottee shall also pay to the Promoter, as and when demanded, the amounts mentioned in the **Third Schedule**, proportionately or wholly (as the case may be), with GST and other Taxes, if any, thereon, towards extra changes (collectively **Extras**).
- e. In the event the Allottee does not make payment of any installment of the Consideration Price (prior to execution and registration of the Agreement) and/or in the event the Allottee refuses to execute and register the Agreement, then and without prejudice to the rights and remedies available to the Promoter including the right to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay in making payment of the Consideration Price/parts thereof (**the Interest Rate**), the Promoter shall be entitled to at his own option and discretion, terminate this Letter, without any reference or recourse to the Allottee. Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee (**Default Notice**), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Letter with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Letter. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Letter by issuance of a written notice to the Allottee (**Promoter Termination Notice**), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Letter shall stand terminated and cancelled. On the termination and cancellation of this Letter in the manner as stated in this sub-clause, the Promoter shall be entitled to forfeit the entire Booking Amount as and by way of agreed genuine pre-estimate of liquidated damages which the parties agree are not in the nature of penalty. Upon the termination of this Letter, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the Said Apartment And Appurtenances and the Promoter shall be entitled to deal with and/or dispose off the Said Apartment And Appurtenances in the manner it deems fit and proper.

For **Siddha Galaxia LLP**

Authorized Signatory

Encl: As above

THE FIRST SCHEDULE ABOVE REFERRED TO

(Meaning of certain terms and expressions)

Sr. No.	Terms and Expressions	Meaning
1.	Said Apartment	Apartment No. [●] on the [●] floor
2.	Block and Building Name	Block/Building No. _____ (Namely _____)
3.	Carpet area of the Said Apartment as per HIRA	[●]
4.	Consideration Price	Rs. [●]/- (Rupees [●] Only)
5.	Bank Account of the Promoter	[●]
6.	Car parking space/s	[●]
7.	Contact Details	Promoter's email address: [●] Promoter's phone number: [●] Allottee/s email address: [●] Allottee/s phone number: [●]
8.	PAN	Promoter's PAN: [●]

THE SECOND SCHEDULE ABOVE REFERRED TO

(Schedule of Payment of the Consideration Price as payable by the Allottee/s

7F (namely Mensa) and 7G (namely Europa)

Sl.No.	Payment Stage	Percentage of Amount (Rs.)
1	On Application	Rs.1,00,000/-
2	On Allotment of Said Apartment	9.9% of total consideration (less Application Amount) + Applicable GST
3	On Execution of Agreement	10.1 % of total consideration + Applicable GST
4	On Commencement of Piling of the Said Block / Building	10% of total consideration + Applicable GST
5	On Completion of Ground Floor Roof Casting	10% of total consideration + Applicable GST
6	On Completion of 2nd Floor Roof Casting	10% of total consideration + Applicable GST
7	On Completion of 4th Floor Roof Casting	10% of total consideration + Applicable GST
8	On Completion of 6th Floor Roof Casting	10% of total consideration + Applicable GST
9	On Completion of 8th Floor Roof Casting	10% of total consideration + Applicable GST
10	On Completion of 10th Floor Roof Casting	10% of total consideration + Applicable GST
11	On Completion of 12th Floor Roof Casting	5% of total consideration + Applicable GST
12	On Offer of Possession	5% of total consideration + Applicable GST + Extra Charges

THE THIRD SCHEDULE ABOVE REFERRED TO
(being the amounts to be paid by the Allottee on account of Extra Charges)

Electricity: obtaining HT/LT electricity supply from the supply agency, which is Rs. 100/- per square feet on Carpet Area/- (Rupees one hundred) per square feet, based on the carpet area of Said Apartment, to the Promoter.	
Electricity Meter for Common Areas: security deposit and all other billed charges of the supply agency for providing electricity/meter to the Common Areas, proportionately, to the Promoter.	
Generator: stand-by power supply to the Said Apartment/Flat from diesel generators, @ Rs.25,000/- (Rupees twenty five thousand) per 1 (one) KVA, to the Promoter	
Betterment Fees: betterment or other levies that may be charged/imposed by any government authorities or statutory bodies on the Larger Property or the Said Apartment And Appurtenances or its transfer in terms hereof, proportionately, to the Promoter.	
Legal Fees, Stamp Duty and Registration Costs: fees of Messieurs Saha & Ray, Advocates (Legal Advisors), who have drawn this Agreement and shall draw all further documents. The fee is Rs.20,000/- (Rupees twenty thousand). 50% (fifty percent) of the fee shall be paid simultaneously herewith and the balance 50% (fifty percent) shall be paid on the Date of possession notice. Stamp duty, registration fees, fixed miscellaneous expenses of Rs.6,500/- (Rupees six thousand five hundred) for registration and all other fees and charges, if any, shall be borne by the Allottees and paid 15 (fifteen) days prior to the date of registration. The fee and costs shall be paid to the Promoter, who shall do all accounting with the Legal Advisors.	
Maintenance Charges for Common Areas: the proposed monthly maintenance charge will be fixed prior to issuance of Possession Notice. Further, Common Area Maintenance (CAM) deposit @ Rs. 25/- (Rupees twenty five) per square feet on Carpet area of the Said Apartment shall be paid by the Allottees prior to the date of handover of possession of the Said Apartment.	
Lease Rent	