

AU/A72/00___

Dated: ___/___/20___

To,

ALLOTMENT LETTER

“AJMIR SEVENTY 2”

72, Abinash Chandra Banerjee Lane, Kolkata-700010.

Ref.: Your application dated _____.

Subject: Allotment of the following in the building “Ajmir Uttariya” at premises No. 22, Barwaritala Road, Kolkata-700010:

1. One __ (_____) BHK Apartment No. __ at __ Floor containing Carpet Area: _____ sq. ft. and exclusive Balcony Area: _____ sq. ft. (or Built-Up area _____sq. ft or Chargeable Area: _____ sq. ft.) for residential use.

Dear Sir/Madam,

It is immense pleasure for us to inform you that on the basis of your acceptance to the representations contained in your application letter dated _____ and confirmation and acceptance of the terms, conditions and stipulations contained therein and also in the draft Agreement for Sale in respect thereof, we hereby allot you the aforesaid Apartment at and for a total consideration of Rs. _____/- (Rupees _____ only), inclusive GST @ ___% of the said total consideration.

After adjusting Application Deposit of Rs. _____ /- (Rupees _____ only) paid by you at the time of application expressing your interest to own the said Apartment, a further sum of Rs. _____/- (Rupees _____ only) (i.e.,10% of total consideration amount of Rs. _____/-, less, Application Deposit of Rs. _____/-) stands payable by you at this stage as per the payment plan mentioned hereinbelow. You are, therefore, kindly requested to make payment of the said sum of Rs _____/- (Rupees _____ only) within 15 days from the date of this Allotment Letter to enable us to execute the Agreement for Sale of the said Apartment in your favour. Upon execution of the said Agreement, all the terms and conditions contained therein shall become effective as final. The payment plan referred to above is as follows:

INSTALLMENT PAYMENT PLAN

<u>Timeline</u>	<u>%age</u>	<u>Consideration Amount (Rs.)</u>	<u>GST (Rs.)</u>	<u>Total Price (Rs.)</u>
At or before the execution of Agreement	10%			
On Completion of Foundation work	15%			
On Completion of 1st Floor Casting	15%			
On Completion of 2 nd Floor Casting	15%			
On Completion of 3 rd Floor Casting	15%			
On Completion of Partition wall of Unit	15%			
On Completion of Flooring of Unit	5%			
On Completion of Outside Plaster	5%			
On Possession	5%			
TOTAL				

GST and other taxes, if any and as and when levied, is payable as and wherever applicable at the rate prevailing at the time when the same becomes due and payable.

We thank you for showing interest in our Project **"Ajmir Seventy 2", 72, Abinash Chandra Banerjee Lane, Kolkata- 700010.**

In case you need any further clarification, you are welcome to contact Paramita Mukherjee Saha/Ramesh Somani in our office. Contact Nos.: _ (033)23639233/ (033)23720022

Thanking you and assuring you best of our services at all times.

Yours faithfully,

RAJU NASKAR
PARTNER & AUTHORISED SIGNATORY

Our Bank Account details for making NEFT / RTGS payments:

*Account Holder: **Ajmir Unique.***

*Account No.: **270504000229***

*Account Type: **Current***

*Bank Name: **ICICI BANK, Metropolitan Branch Kolkata (City)***

*IFS Code: **ICICI0002705***

Terms and conditions of this Allotment:

1. This allotment is subject to realization of the entire booking amount / earnest money as mentioned herein above. Time for payment is the essence of this allotment.
2. The Application deposit paid by the Allottee(s) shall be adjusted with the booking amount.
3. If the Allottee(s) fails to execute and return the Allotment Letter within 15(Fifteen) days from the date of dispatch of written intimation from AJMIR UNIQUE (hereinafter **The FIRM**), in that event the FIRM shall have unilateral rights and liberty to cancel this allotment and also have the right to re-allot/re-transfer the Apartment(s) and/or other Space(s) hereof to any other person without any further intimation to the Allottee(s) in respect thereof. In the event of Cancellation, Cancellation policy of the COMPANY, as mentioned in the Application Letter, shall be applicable.
4. The Allottee(s) has/have gone through and agreed to abide by all the rules, regulations, terms and conditions, bye-laws of the COMPANY and as mentioned in the draft Agreement for Sale.
5. Saving and excepting the particular Apartment(s)and/or Space(s) allotted to the Allottee(s), the Allottee(s) shall have no claim or right of any nature or kind whatsoever in respect of other Apartment(s) or unsold Apartment(s), open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for recreational facilities, [excepting what has been allotted herein and also by an Agreement for Sale to the Allottee(s)] .

6. The Demand Letter issued by the FIRM to the effect that instalment has become due, as stated above, shall be final and binding on the Allottee(s). It is made clear that time for payment is the essence of this Allotment. In exceptional circumstances, the FIRM may in its sole discretion condone the delay in payment by charging interest at the rate equivalent to the prevailing Prime Lending Rate of the State Bank of India plus two percent.
7. That the Allottee(s) agree and undertake that he/she/they shall, after taking possession or receiving deemed possession of the said Apartment, as the case may be or at any time thereafter, have no objection to the FIRM constructing or continuing with the construction of the remaining structures in the Building/Complex in accordance with the applicable laws.

THANK YOU