

RIMJHIM INFRACON PVT. LTD.

100/21B ALIPORE ROAD, KOLKATA - 700027

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ALLOTMENT LETTER

"D. B. Tower"

202/8/1, NETAJI SUBHASH CHANDRA BOSE ROAD,
KOLKATA - 700 047

Re: Your Application Dated dd/mm/yyyy

Subject: Allotment of following in the building "**D. B. Tower**" at premises no. 202/8/1, Netaji Subhash Chandra Bose Road, Kolkata - 700 047.

1. One ____ (_____) BHK Apartment No. ____ at ____ Floor containing Carpet Area: _____ Sq. Ft. and for residential use.
2. Car Parking Space: _____ (_____) Nos. of Covered Car Parking Space having Parking No. _____ at Ground Floor.

Dear Sir / Mam

Thank You very much for purchasing your dream home at "**D. B. Tower**", 202/8/1, Netaji Subhash Chandra Bose Road, Kolkata - 700 047.

We confirm you the allotment of the abovementioned unit as per the terms & conditions mentioned in the enclosure annexed hereto and marked with the Letter "**A**".

We acknowledge the receipt of the Allotment Money of a sum of Rs. _____/- (Rupees _____ only) being 10% of the total consideration value of Rs. _____/- (Rupees _____ only). The allotment money shall be adjusted against the total consideration payable towards the said unit, post adjustment of applicable GST.

We shall be pleased to execute Agreement for Sale in respect of the Unit within 15 (Fifteen) days from the date of this allotment letter. Thereafter, balance consideration is to be paid as per the schedule of payment as enclosed with this letter and marked with the letter "**B**".



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 allotment.
2. The application deposit paid by the Allottee(s) shall be adjusted with the booking amount.
3. If the Allottee(s) fail to execute and return the Allotment Letter within 15 (fifteen) days from the date of dispatch of written intimation from Rimjhim Infracon Pvt. Ltd. (hereinafter the **COMPANY**), in that event the COMPANY 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. Save and except the particular Apartment(s) and/or Space(s) allotted to the Allottee(s) and/or the Allottee(s) shall have no claim or right of any nature or kind whatsoever in respect of other Apartment(s)/Parking Space(s) or unsold Apartment(s), Open Spaces, parking places, 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 COMPANY 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 **COMPANY** may in its sole discretion condone the delay in payment by charging interest at the rate equivalent to the prevailing Prime Lending Rate of 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 **COMPANY** constructing or continuing with the construction of the remaining structures in the Building / Complex in accordance with the applicable laws.



PAYMENT SCHEDULE

Timeline	Percentage of said Total Consideration	GST @5%	Total
On execution of agreement for sale	10% being Rs.	Rs.	Rs.
On Completion of Foundation Work	10% being Rs.	Rs.	
On completion of 1 st floor casting	10% being Rs.	Rs.	
On completion of 2 nd Floor casting	10% being Rs.	Rs.	
On completion of 3 rd Floor Casting	10% being Rs.	Rs.	
On completion of 4 th Floor Casting	10% being Rs.	Rs.	
On completion of 5 th Floor Casting	10% being Rs.	Rs.	
On completion of Brickwork of the said Unit	10% being Rs.	Rs.	
On completion of Plaster & POP of the said Apartment	10% being Rs.		
On notice of Possession	10% being Rs.		

[Handwritten Signature]



In addition to the total sale consideration, as mentioned herein above, you shall also be liable to pay the following charges and deposits together with applicable taxes as per scheduled mentioned below:

OTHER CHARGES, EXTRAS, & DEPOSITS TO BE PAID BY THE ALLOTTEE		
PARTICULARS	RATES	SCHEDULE OF PAYMENT
LEGAL CHARGES	Rs. 30,000/- Per Unit	50% to be paid at the time of Agreement for sale and 50% to be paid at the time of Deed of conveyance
ELECTRICAL METER CHARGES	Rs. 50,000/- per Unit	To be paid at the time of Possession
GENERATOR CHARGES	Rs. 60,000/- Per Unit	To be paid at the time of Possession
MAINTENANCE DEPOSIT PER MONTH FOR 12 MONTHS	Rs. 3/- Per Sq.ft per month for 12 Months	To be paid at the time of Possession
SINKING FUND	Rs. 20/- Per Sq.Ft.	To be paid at the time of Possession

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

We thank you for showing your interest in our project "D. B. Tower" 202/8/1, Netaji Subhash Chandra Bose Road, Kolkata – 700 047.

You are free to call us Mr. XXXXXXXXXXXX at 033 XXXX XXXX (P) or +91 XXXXXXXXXXXX (M) or email us at XXXX@XXXX.com We shall be happy to assist you.

Thanking you and assuring you best of our service at all the times.

Yours faithfully,

For Rimjhim Infracon Pvt. Ltd.

RIMJHIM INFRACON (P) LIMITED
Devesh Kumar Singh
 Director