

Allotment letter

To,

(Prospective Allottee details)

Dear Sir/Madam,

Re: Allotment of Bungalow no. _____, in the project "SUNSHINE GREENCITY", ("Project")

We refer to your Application Form recorded on ("Application Form") and are pleased to inform you that we have allotted you the Bungalow no. _____ subject to the following terms and conditions:

- (i) All definitions, terms & conditions set out in your Application Form, including payment schedule and all Annexures annexed to it shall be deemed to have been reproduced hereunder and binding on you.
- (ii) We are pleased to offer you **ALL THAT** a piece and parcel of **Bastu** land measuring _____ **cottahs** _____ **chittacks** equivalent to _____ **decimals** be the same a little more or less along with one residential **G+1 Storied Bungalow being no.** _____ and the said **Bungalow** will have 1 Bed Room, 1 Drawing cum Dining Space, 1 open Kitchen, 1 Toilet and 1 Balcony and Car Parking Space and 1 Swimming Pool on the **Ground floor** measuring _____ **sq. ft.** Covered area and the said **Bungalow** also will have 2 Bed Rooms, 1 Drawing cum Dining Space, 2 Toilets, 1 Balcony on the **First floor** measuring _____. Covered area and 1 open terrace measuring about _____ **sq.ft.** covered area equivalent to _____ **sq.ft Carpet Area** and one stair Head Room measuring about _____ **sq.ft. covered area** equivalent to _____ **sq.ft Carpet Area** with **Vitrified Tiles flooring** and of the of the **Bungalow no.** _____ of the **Township Project** namely **SUNSHINE GREEN CITY**, lying and situated at **Mouza - Bishnupur**, comprised in **R.S. & L.R. Dag Nos. 4087, 4091**, and under **L.R. Khatian Nos. 12777, AND R.S. & L.R. Dag Nos. 4088**, and under **L.R. Khatian Nos. 13034**, J.L. No. 44, R.S. No. 126, Touzi No. 173 at present No. 10, within the local limits of **Chandpur Gram Panchayet**, within the jurisdiction of **Rajarhat Police Station**, Pargana Kolikata, under A.D.S.R. Office, Rajarhat, New Town, in the District of North 24-Parganas, Kolkata - 700135, West Bengal together with proportionate undivided indivisible impartible share in the Common Areas and Installations together with the right to use and enjoy the Common Areas as stated in Agreement. For the above, the Sale Consideration payable for the Bungalow is Rs. _____ as set out in the Application Form.

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DIRECTOR

- (iii) We acknowledge the receipt of the _____ % being part of the Booking Amount. The balance Booking Amount towards allotment and the amount of the Sale Consideration shall be paid by you in accordance with the payment schedule as annexed to the Application Form, time being the essence of this transaction.
- (iv) Please note that this allotment of the above Bungalow is provisional till the payment of balance amount in time and is subject to you executing/signing and submitting to us the duplicate copy of the duly signed Allotment Letter within 15 (fifteen) days of the date hereof. If we do not receive the duly signed Allotment Letter from you within the timelines mentioned herein, then it shall be deemed that you have accepted the allotment of the Unit on the terms and conditions as specified in this Allotment Letter.
- (v) Please note that this allotment is further subject to you paying the requisite stamp duty and registration charges and registering the Agreement for Sale within 15 (fifteen) days from the date hereof, failing which, we at our sole discretion reserve our right to (i) charge Interest as mutually agreed under the terms of the Application Form and (ii) cancel this Allotment Letter/Application Form and forfeit the amounts as per the terms mentioned in the Application Form. (vi) Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Unit in your favour. Further, in the event of any contradiction between terms of either of the documents, the terms and conditions embodied in the Agreement for Sale shall prevail.

Thanking you,

Yours sincerely,

NITU DEVELOPERS PVT. LTD.

DIRECTOR