

## M/S PRIME BUILDS

19U, Mohan Chand Road, Khiddirpore, Kolkata-700023

### PROVISIONAL ALLOTMENT

To,

Date: 02.04.2025

Mr .....

Address .....

Kolkata .....

Dear Sir/ Madam,

Sub: Provisional Allotment of Unit No 4C on the Third Floor in the under construction Project "S S Mirage" at 19c, Mohan Chand Road Khiddirpore, Kolkata- 700023.( In Short "Said Unit").

We have accepted your offer contained in application and are please to provisionally allot you said unit in the under construction Project "S S Mirage" at 25/1B Kabitirtha Sarani , Kolkata- 700023, details whereof are as follows:

1. Description of unit Allotted:

**"Annexure A"**

Flat No.	4C
Floor No.	Third Floor
Carpet Area of Flat	594.42 Sq. Ft.( approx.)
Built up Area of Flat	764.825 Sq. Ft.( approx.)
Agreed Rate Per Sq. Ft. of Carpet Area	6700
Agreed Rate Per Sq. Ft. of Carpet Area- Floor Escalation	N/A
Agreed Rate Per Sq. Ft. of Carpet Area- Prime Location Charge @ Rs.	N/A
Car Parking Space:	- 1A
Ground Floor Covered/ Open	- Covered
Total Flat Value:	Rs 45,00,000/-

Extras & Deposit " Annexure"	
Event	Amount to be paid
CESC Transformer Charges with deposit	On actual 15000/-
CESC Security Charges	On actual ( For individual meter connection) 10000/-
Generator Connections	Rs 5000/- per Kva ( Minimum load 2 Kva)
Sinking Fund	Rs 1000/- per Sqft.
KMC Deposit	Rs 10000/- per sqft. On Carpet Area for one year
Maintenance Charges	Rs 7 /- per Sqft. Per month on Carpet area for one year till the formation of association to be paid from the time of intimation of possession + GST as applicable.
Documentation charges & Registration Charges	Rs 45000/- per unit/ Flat
Stamp Duty, Registration Fees, All Incidental Charges, Governments Taxes & Levies & any other charges	On actual & as applicable
First Nomination Charges	Rs 5000 /-
Second Nomination Charges	Rs 5000/-
Associates Formation Fees	20000
Rule 26 Charges	On Actual

2. The above mentioned total payable amount shall be payable by you as per Annexure "A" & Annexure " B" hereto:
3. GST/ Applicable Tax as applicable from time to time along with consideration amount.
4. All stamp duties, registration fees and other expenses on the Agreements for Sale. Deed of Conveyance and other documents shall be payable by you. Charges for any additional work done of facility provided by us shall be payable by you separately.
5. Cancellation Charges before allotment Rs 1,00,000/-
6. Cancellation Charges after Allotments/ Agreements 25% of Paid amount.

In token of your confirmation of the above, please return to us the office copy of this letter duly signed by you.

Your Faithfully,

Authorized Signatory

Prime Builds  
 Pratik Gupta  
 Partner