

# ADITRI NIWAS LLP

LLP IDENTIFICATION NUMBERN : ACG-6923  
2C, MAHENDRA ROAD, KOLKATA – 700 025  
PHONE NO. 033-40646064

## PROVISIONAL ALLOTMENT

To,  
.....

Date:

Mr.....  
Address.....  
KOLKATA-.....

Dear Sir/Madam(s),

Sub: Provisional Allotment of Unit No'..... on the ..... Floor in the under construction Project "**ADITRI ASHISH**" at Premises no. **41, Biplabi Denesh Majumder Sarani, Kolkata – 700 053** (in short "said Unit").

We have accepted your offer contained in application and are pleased to provisionally allot you the said unit in the under construction Project "**ADITRI ASHISH**" at Premises no. **41, Biplabi Denesh Majumder Sarani, Kolkata – 700 053**, details whereof are as follows:

### 1. Description of Unit Allotted:

#### \*\*\*Annexure A"

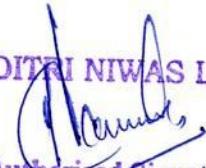
Flat No.	:	'.....'
Floor No.	:	..... Floor
Super Built-up Area of Flat	:	..... Sq.Ft. (approx)
Built Up Area of Flat	:	..... Sq.Ft. (approx)
Carpet Area of Flat	:	..... Sq.Ft. (approx)
Agreed Rate per Sq.Ft. of Super Built-up Area	:	-
Agreed Rate per Sq.Ft. of Super Built-up Area – Floor Escalation	:	-
Agreed Rate per Sq.Ft. of Super Built-up Area – Prime Location Charge @ Rs.	:	-
<b>Car Parking Space:</b>		
Ground Floor Covered /Open	:	.....
<b>Total Flat Value:</b>		<b>RS.....</b>
<b>***EXTRA &amp; DEPOSITS***</b> "Annexure"		
<b>Event</b>		<b>AMOUNT TO BE PAID</b>
<b>CESC Transformer Charges with deposit</b>	:	On Actual
<b>CESC Security Charges</b>	:	On Actual (For individual meter)
<b>Generator /KVA</b>	:	Rs.30,000/- per KVA(minimum load 2 KVA)
<b>Sinking Fund</b>	:	Rs. 25/- per sq.ft.
<b>KMC Deposits</b>	:	Rs. 4/-per sq.ft. on SBU Area for one year.
<b>Maintenance Charges</b>	:	Rs. 4.5/- per sq.ft. per month on SBU area for one year till the formation of Association

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Authorised Signatory

		<b>to be paid from the time of intimation of possession + GST as applicable</b>
<b>Documentation Charges &amp; Registration Charges</b>	:	<b>Rs. 1,00,000/- per Unit / Flat</b>
<b>Stamp Duty, Registration Fees, All Incidental Charges, Government Taxes, Levies and Other Charges</b>	:	<b>On actual and as applicable</b>
<b>Nomination Charges</b>	:	<b>Rs.1,00,000/-(First Nomination) Rs.1,50,000/-(Second Nomination)</b>
<b>Association Formation Fees</b>	:	<b>Rs.10,000/- per Unit/Flat</b>
<b>Rule 26 Charges</b>	:	<b>On Actual</b>

- 2.** The above mentioned total payable amount shall be payable by you to us 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 Agreement for Sale, Deed of Conveyance and other documents shall be payable by you. Charges for any additional work done or facility provided by us shall be payable by you separately.
- 5.** Cancellation Charge before Allotment Rs. 50,000/-
- 6.** Cancellation Charge after Allotment/Agreement 10% 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.

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 Authorised Signatory