



AJNA COMMERCIAL PVT. LTD.

Dated: _____

To,

Sub : Allotment of Apartment No. _____ on the _____ Floor of Block_____, having a Carpet Area of Apartment _____ Sq. Ft. and Carpet Area of Balcony _____ Sq. ft. **Together with** 1 (one) independent/ dependent/open/MLCP parking in _____ Floor of Block- _____, collectively **Designated Apartment** allotted in **URBAN VISTA (Phase-I/II)**, a Housing Complex proposed to be constructed and developed at Indira Nagar, Rekjoani, Rajarhat Main Road, Police Station- Rajarhat, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, District- North 24 Parganas.

Dear Sir/ Madam,

We have accepted your offer contained in the Application dated _____ and are pleased to allot to you one Apartment in the proposed project " URBAN VISTA (Phase-I/II) " at Indira Nagar, Rekjoani, Rajarhat Main Road, Kolkata- 700 135, details whereof as well as the price etc., are as follows:

The Total Price for the **Designated Apartment and appurtenances** based on the Carpet Area is Rs. _____/- (Rupees _____) only ("Total Price"), breakup and description of which is detailed herein :

PARTICULARS	PRICE in Rs.	G.S.T. (as applicable) in Rs.
Apartment/Unit No._____, Together with exclusive balcony in Block No. _____, on the _____ Floor Together with one medium sized independent/ dependent/open/MLCP parking in Ground Floor of Block- _____.	_____/-	_____/-
TOTAL:	_____/-	_____/-
Total Price: (Sum of total Price and G.S.T., as above):	_____/-	
Note: The Goods & Services Tax (G.S.T.) and other applicable taxes, if any, applicable on the Price shall be payable by the Allottee as per prevalent rates, thus may vary in future.		

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Other Charges: Break-up of the Other Charges, not included in the Total Price:

1	Documentation Charges: Rs. 38,000.00 (Rupees Thirty Eight Thousand only), 50% of which is payable at the time of signing of the Agreement and balance 50% on or before taking possession of the Designated Apartment, payable to the Promoter.
2	Charges and expenses for formation of the Association, payable to the Promoter.
The GST will be charged additionally, as per prevalent rates in future.	

Interest free Security Deposits: The Allottee shall also pay / deposit the under mentioned amounts on the following heads:

1	Security Deposit for individual meter in respect of the Designated Apartment, payable by the Allottee directly to the WBSEDC Limited, as and whenever demanded by the WBSEDC Limited.
2	Security Deposit towards Maintenance Charges, calculated @ 36/- per square feet on built up area of the Apartment and the Balcony, to be deposited by the Allottee to the Promoter before taking possession of the Designated Apartment.
3	Security Deposit towards Panchayat Tax, may be reasonably required from the allottee by the promoter on or before taking possession of the Designated Apartment.
The GST will be charged additionally, as per prevalent rates in future.	

In accordance with the Payment Schedule annexed to the Application Form, the Booking Amount, equivalent to 10% of the Total Price, amounting to Rs. -----/- (in short "the Booking Amount"), is payable by you within 15 days from the date of this letter. After adjustment of the Initial Booking Amount of Rs. -----/-, you are now required to pay the balance Rs. -----/- (Rupees -----) only, within the said period of 15 (Fifteen) days, from the date hereof.

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Further, you are also requested to execute and register the sale agreement within 30 (Thirty) days from the date hereof and make payment of further 10% of the Consideration amounting to Rs. _____/-. Time is the essence of this allotment letter. In case the above payments are not received within the period hereinbefore mentioned or in case of default on your part to execute and register the agreement within the period hereinbefore mentioned, then this Allotment Letter shall be treated as cancelled and rescinded. The terms and conditions contained in the application form shall apply mutatis mutandis.

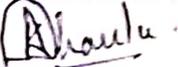
Thanking you,

Yours faithfully,

Notes:

1. All payments through Cheque / Demand Draft / RTGS / NEFT favoring "AJNA COMMERCIAL PRIVATE LIMITED" payable at Kolkata.
2. This allotment is subject to encashment of Cheque / Demand Draft issued in favor of the Promoter/ Developer on account of booking amount and abiding all terms and conditions, as mentioned in the application form specially relating to timely payment of the Total Price as per the schedule mentioned therein, failing which this allotment shall automatically stand cancelled and rescinded.

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