

ALLOTMENT LETTER

Date: _____

<Customer Name>

<Address>

<Contact No.>

Ref: Allotment No: _____

Application Form No: _____

Dear Sir / Madam,

Warm Greeting! Congratulation.

A Grand Welcome to "**GEM TOWER**".

Pursuant to the receipt of your Application referred above and relying on your confirmations, representations and assurances to abide by all the terms, conditions and stipulations mentioned in the 'General Terms & Conditions' ('GTC') signed and accepted by you, we are pleased to inform you that a 'Unit' in "**GEM TOWER**" has been allotted to you as per the details given below on the term and conditions mentioned hereinafter:

1. UNIT DESCRIPTION:

| | | |
|----|----------------------------|-----|
| a) | Unit Category | XXX |
| b) | Area of Unit (Sq. ft) | XXX |
| c) | Carpet Area (Sq. Ft.) | XXX |
| d) | Unit No. | XXX |
| e) | Cluster | XXX |
| f) | Tower | XXX |
| g) | Floor | XXX |
| h) | Apartment Number | XXX |
| i) | Car Parking Space (Yes/No) | XXX |

2. SALE PRICE AND PAYMENT SCHEDULE (Kindly refer to Annexure – A)

| | | |
|----|-----------------------------|-----|
| a) | Sale Price: | XXX |
| b) | Application Money Received: | XXX |

- The allotment of the unit is subject to the adherence and fulfilment of all the terms and conditions as mentioned in the allotment letter as well as the GTC. It is hereby clarified that the allotment letter of the unit shall be governed by the provisions of this allotment letter as well as by the provisions of the GTC and that such GTC shall at all times be read and construed as part and parcel of this allotment letter.
- The above sell price does not include and is exclusive of the advance care maintenance charges. Advance township maintenance charges corpus deposit towards care maintenance, stamp duty, registration fee, miscellaneous legal charges, utility deposit (to be made to the concern government agencies/ service provider on actuals) and GST, other taxes, duties and levies as fully and particularly mentioned in the **payment schedule**. Annexed herewith and marked as "Annexure – A"
- We have annexed herewith and marked as "Annexure – B", the **demand note** for allotment money in conformity with the payment schedule. you are requested to make the prompt payment of the allotment money
- All payment should be made by way of Demand Draft/Crossed Cheque/ Pay Order / NEFT/ RTGS/ Favouring Shiv Niketan Ltd, Payable at Kolkata.
- This allotment is provisional and is subject to your making punctual payment at all amounts in the manner mentioned in the payment schedule and your compliance with the terms of the GTC.
- The payment of instalments in confirmative with the payment schedule and the performance, observance and compliance of all the provisions of GTC by you shall be essence of this allotment.
- Kindly note that expressions 'Allotment', wherever used herein, shall allow mean provisional allotment will remind so till such time a formal agreement for sale for the unit is executed in pursuance of the terms of the GTC. Kindly note farther that the execution of agreement shall be subject to your making payment of the allotment money and submission of necessary KYC Documents.
- Please acknowledge the receipt of the Allotment letter by signing at the designated place on the duplicate/counter part of this Allotment letter and mail the same to the below mentioned address so as to reach us within seven days.

Shiv Niketan Ltd.

Phone nos. : +91(0) 33 2498 0010 / 20

E-mail : shivniketan1996@gmail.com

CIN : U70101WB1996PLC081121

GSTIN : 19AAECS3891G1Z0

11. Please submit the necessary KYC (Know your customer) documents in accordance with the directions stated in the Application Form and / or the GTC, if not submitted already.
12. For outstation cheques, the application charges will be as applicable and the same shall be borne by the allottee.
13. Kindly complete your KYC compliance by furnishing necessary details at the earliest in order to avoid delay in execution of Agreement for Sale with respect to the Unit

Please feel free to contact _____ for assistance.

Thanking you and assuring you of our best services at all times.

Yours sincerely,

For Shiv Niketan Ltd.

CIN NO. <XXXXXX>

Authorised Signatory

Acknowledge by:

Signature of Allottee

Signature Joint Allottee

| ANNEXURE – A | | |
|---------------------------------|---|------------------------------------|
| Payment Schedule | | |
| <XX>Floor & Car Parking details | | |
| SALE PRICE – Rs. <XXXX> | | |
| Sl. No. | Payment Schedule | Amount (Rs.) |
| 1. | Application Money | 100000/- + GST |
| 2. | Allotment Money | 10% + GST (Less Application Money) |
| 3. | Agreement Money(Within 21 days from issuance of Allotment Letter) | 10% + GST |
| 4. | On Completion Of Piling | 10% + GST |
| 5. | Completion Of Ground Floor Roof Casting | 10% + GST |
| 6. | Completion Of 3rd Floor Roof Casting | 7.50% + GST |
| 7. | Completion Of 6 th Floor Roof Casting | 7.50% + GST |
| 8. | Completion Of 9 th Floor Roof Casting | 15% + GST |
| 9. | Completion of 15 th floor roof casting | 15%+GST |
| 10. | Completion of Brick Work of the said Unit | 10%+GST |
| 11. | Possession | 5% + GST |

Signature of Allottee

Signature of Joint Allottee