

SKE/MIRA/00N

Dated: DD/MM/YYYY

To,

**NAME OF THE ALLOTTEE, ADDRESS
OF THE ALLOTTEE.**

ALLOTMENT LETTER

"MIRAYA"

236/1, Satin Sen Sarani, Kolkata-700054.

Ref.: Your application dated DD/MM/YYYY.

Subject: Provisional Allotment of the following in the proposed residential building named building "MIRAYA" at premises No. 236/1, Satin Sen Sarani, Kolkata-700054:

1. One ____ BHK Apartment No. ____ at ____ Floor containing Carpet Area: ____ sq. ft. and exclusive Balcony Area: ____ sq. ft., Standing balcony area ____ (or Built-Up area ____ sq. ft. or Chargeable Area: ____ sq. ft.) for residential use.
2. Car Parking Space: ____ Nos. of ____ Covered Car Parking Space Under Mechanical Car Parking System (independent / Dependent) being No ____ at Ground Floor.

Dear Sir/Madam,

It is immense pleasure for us to inform you that on the basis of your acceptance to the representations contained in your application letter dated DD/MM/YYYY and confirmation and acceptance of the terms, conditions and stipulations contained therein and also in the draft Agreement for Sale in respect thereof, we hereby provisionally allot you the aforesaid Apartment at and for a Total Consideration of Rs. ____/- (**Rupees ----- only**) PLUS GST of Rs. ____/- (**Rupees ----- only**) thereby the Total Price being Rs. ____/- (**Rupees ----- only**).

After adjusting Application Deposit of Rs. ____/- (**Rupees ----- only**) paid by you at the time of application expressing your interest to own the said Apartment, a further sum of Rs. ____/- (**Rupees ----- only**) towards the booking amount (i.e., 10% of Total Price amount of Rs. ____/-, less, Application Deposit of Rs. ____/-) stands payable by you at this stage as per the payment plan mentioned herein below. Upon execution of the said Agreement and payment of balance booking amount, all the terms and conditions contained therein shall become effective and final.

The payment plan referred to above is as follows:

For Shree Krishna Enterprise

Bipak Yaduka

Authorised Signatory

PAYMENT PLAN

Part A: Apartment/Unit Value

<u>TIMELINE</u>	<u>PERCENTAGE</u>	<u>CONSIDERATION</u>	<u>ADD: GST</u>	<u>TOTAL</u>
On Booking / Allotment	10%			
On execution of Agreement	10%			
On Completion of Plling	10%			
On Completion of Plinth Area / Foundation	10%			
On Completion of 1st floor casting	10%			
On Completion of 3rd floor casting	10%			
On Completion of 5th floor casting	10%			
On Completion of Rooftop casting	10%			
On Completion of Internal Flat Floorng	10%			
At the time of Fit outs/On Possession whichever earlier	10%			
	100%			

Part B: Extra Development Charges

<u>TIMELINE</u>	<u>PERCENTAGE</u>	<u>CONSIDERATION AMOUNT (RS.)</u>	<u>GST (RS.)</u>	<u>TOTAL PRICE (RS.)</u>
TOTAL				

Part C: Air - Conditioning Charges

<u>TIMELINE</u>	<u>PERCENTAGE</u>	<u>CONSIDERATION AMOUNT (RS.)</u>	<u>GST (RS.)</u>	<u>TOTAL PRICE (RS.)</u>
TOTAL				

Part D: Generator Connection Charges

<u>TIMELINE</u>	<u>PERCENTAGE</u>	<u>CONSIDERATION AMOUNT (RS.)</u>	<u>GST (RS.)</u>	<u>TOTAL PRICE (RS.)</u>

Part E: HT & LT Charges

<u>TIMELINE</u>	<u>PERCENTAGE</u>	<u>CONSIDERATION AMOUNT (RS.)</u>	<u>GST (RS.)</u>	<u>TOTAL PRICE (RS.)</u>
TOTAL				
GRAND TOTAL (Part A+ B + C+ D + E)				

In addition to the Total sale consideration, as mentioned herein above, you shall also be liable to pay the following charges and deposits as per schedule mentioned below:

OTHER CHARGES, EXTRAS & DEPOSITS TO BE PAID BY THE ALLOTTEE		
PARTICULARS	RATES (Rs.)	Schedule of Payment
(A) Extras and Deposits payable on Chargeable Area Basis		
Corpus Fund for Maintenance	___/- per sq.ft.	On Possession

S. D. for Municipal Rates and Taxes and other misc. expenses	___/- per sq.ft.	On Possession
Maintenance Charge Deposit	____/- per sq.ft.	On Possession
(B) Extras and Deposits payable on Lump Sum Basis and not depending on chargeable area		
Association Formation Charge	___/-	On Possession
Legal Charges In Favour of Fox & Mandal, Advocates.	____/- (____/- on execution of Agreement and balance ____/- on Possession)	
TDS Return Charges in favour of (YADUKA & COMPANY)	____/- Plus GST	On First Filing of Return
(C) Particulars for which amount is applicable but cannot be quantified now, and hence, to be payable later to the Allottee on Actual Basis at the relevant stage		
Proportionate share of Common Meter Deposit with CESC Ltd	On Actuals	On demand raised by CESC Ltd.
(D) Particulars for which amount is charged when such event is triggered		
Two-wheeler Parking Deposit	____/- per parking	Payable to
Late Payment interest	Prime Lending Rate of the State Bank of India plus two percent Plus GST	On Demand
Cheque dishonour charges	Rs. ____/- + GST per cheque bounce	On Demand
Nomination Charges	Rs. ____/- per sq. ft. (after the lock in period of 12 months from the date of	When Applicable
Extra Charges for Any Changes in specification booking)		
Rule 26 Charges of Rs. ____/- per sq.ft. on Chargeable Area for getting changes sanctioned		
Fit-out Charges for doing interior works before completion		

GST and other taxes, if any and as and when levied, is payable as and wherever applicable at the rate prevailing at the time when the same becomes due and payable.

We thank you for showing interest in our upcoming and proposed residential Project
"MIRAYA", 236/1, Satin Sen Sarani, Kolkata- 700054.

In case you need any further clarification, you are welcome to contact _____ in our
office. Contact Nos.:(033)4005-1230/3998.

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

Yours faithfully,

For Shree Krishna Enterprise


Authorised Signatory

SHREE KRISHNA ENTERPRISE

AUTHORIZED SIGNATORY

Our Bank Account details for making NEFT / RTGS payments:

Account Holder: SHREE KRISHNA ENTERPRISE

Account No.: 056563700001120

Account Type: Current Account

Bank Name: YESBank Ltd, KANKURGACHI Branch, Kolkata

IFS Code: YESB0000565

Terms and conditions of this Provisional Allotment:

1. This allotment is subject to realization of the entire booking amount / earnest money as mentioned herein above and is provisional in nature. Time for payment is the essence of this allotment.
2. The Application deposit paid by the Allottee(s) shall be adjusted with the booking amount.
3. If the Allottee(s) fails to execute and return the Allotment Letter within 15(Fifteen) days from the date of dispatch of written intimation from SHREE KRISHNA ENTERPRISE (hereinafter **the FIRM**), in that event the FIRM shall have unilateral rights and liberty to cancel this allotment and also have the right to re-allot/retransfer the Apartment(s) and/or other Space(s) hereof to any other person without any further intimation to the Allottee(s) in respect thereof. In the event of

- Cancellation, Cancellation policy of the FIRM, as mentioned in the Application Letter, shall be applicable.
4. The Allottee(s) has/have gone through and agreed to abide by all the rules, regulations, terms and conditions, bye-laws of the FIRM and as mentioned in the draft Agreement for Sale.
 5. Saving and excepting the particular Apartment(s) and/or Space(s) allotted to the Allottee(s), the Allottee(s) shall have no claim or right of any nature or kind whatsoever in respect of other Apartment(s)/Parking Space(s) or unsold Apartment(s), open spaces, parking places, lobbies, staircases, lifts, terraces, roofs, spaces for recreational facilities, [excepting what has been allotted herein and also by an Agreement for Sale to the Allottee(s)] .
 6. The Demand Letter issued by the FIRM to the effect that instalment has become due, as stated above, shall be final and binding on the Allottee(s). It is made clear that time for payment is the essence of this Allotment. In exceptional circumstances, the FIRM may in its sole discretion condone the delay in payment by charging interest at the rate equivalent to the prevailing Prime Lending Rate of the State Bank of India plus two percent.
 7. That the Allottee(s) agree and undertake that he/she/they shall, after taking possession or receiving deemed possession of the said Apartment, as the case may be or at any time thereafter, have no objection to the FIRM constructing or continuing with the construction of the remaining structures in the Building/Complex in accordance with the applicable laws.

THANK YOU