

Allotment Date:

_____ Ref:

Re: Allotment of Residential Apartment more particularly described in the First Schedule hereunder, being a part of the Said Project namely "Siddha Sky Phase II (Blu)" to be developed by Siddha Real Estate Development Private Limited ("the Promoter")

1. The Promoter is undertaking the development of land measuring 2 (two) bigha 16 (sixteen) cottah 1 (one) chittack and 7 (seven) square feet, more or less, equivalent to 3750 (three thousand seven hundred Fifty) square meter, more or less situate, lying at and being a notionally demarcated portion of Municipal Premises No. 33A (formerly 33A, 33B and 33C), Canal South Road, Kolkata-700015, Police Station Beliaghata, within Ward No. 057 of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District South 24 Parganas (collectively "Project Property").

2. The development of the project known as "Siddha Sky Phase II (Blu)" *inter alia* consisting of Block C, *inter-alia* comprising of 1 (one) residential building, namely Building No. 4 containing various residential units ("Said Project").

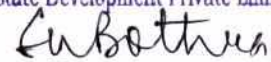
3. The Promoter has agreed to allot the Residential Apartment and other appurtenances more particularly described in the First Schedule hereunder ("Said Apartment & Appurtenances") comprised in the Block C/Building No. 4 more particularly described in the First Schedule hereunder written (Said Block/Building) to the Allottee/s, at or for the price as defined in the First Schedule hereunder written (Consideration Price), and subject to the terms, conditions and covenants contained in the proforma of the Agreement for Sale (Agreement) submitted to the Authority as part of the Promoter's application with the Authority.

4. The carpet area of the Said Apartment as defined under the provisions of RERA, is more particularly described in the First Schedule hereunder written.

5. The Consideration Price is required to be paid by the Allottee to the Promoter in accordance with the payment schedule as set out in the Second Schedule hereunder written. The Allottee has expressly agreed that the Allottee will have to pay a sum equivalent to 10% (ten percent) of the Consideration Price as booking amount (Booking Amount) to the Promoter. The Allottee shall, simultaneously on execution of this letter of allotment, pay to the Promoter the entirety of the Booking Amount and the above allotment is subject to realization of the Cheque or Draft of Rs. _____/- (Rupees: _____) paid by the Allottee as Booking Amount (not applicable to allottee who has paid in cash).

6. The Consideration Price includes taxes (consisting of tax paid or payable by way of Value Added Tax Service Tax, GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Said Project and/or with respect to the Said Apartment And Appurtenances and/or this letter of allotment (Letter). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including service tax, VAT, GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this letter of allotment and/or on the transaction contemplated herein and/or in

Siddha Real Estate Development Private Limited



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relation to the Said Apartment And Appurtenances, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

7. Simultaneously with payment of the second installment of the Consideration Price as detailed in the Second Schedule hereunder written, the Parties shall execute the Agreement as required under RERA and shall register the Agreement under the Registration Act, 1908, upon which, this Letter shall stand superseded by the Agreement. Simultaneously with payment of the second installment of the Consideration Price as detailed in the Second Schedule hereunder written, the Parties shall execute the Agreement as required under RERA and shall register the Agreement under the Registration Act, 1908, upon which, this Letter shall stand superseded by the Agreement.

8. In addition to the Consideration Price, the Allottee shall also pay to the Promoter, as and when demanded, the amounts mentioned in the Third Schedule, proportionately or wholly (as the case may be), with GST and other Taxes, if any, thereon, towards extra charges (collectively Extras).

9. The Price (excluding Goods & Service Tax) for the said Apartment based on the carpet area is Rs _____/-(Rupees _____) and the price of the Said Parking Space (if any) is **Rs** _____/-(Rupees: _____) and part of the extra charges so far computed is Rs. _____/-(Rupees _____) and the Goods and Service Taxes is Rs. _____/-(Rupees _____) aggregating to Rs. _____/-(Rupees _____) **(Total Consideration Price)**.

10. In the event the Allottee does not make payment of any installment of the Total Consideration Price (prior to execution and registration of the Agreement) and/or in the event the Allottee refuses to execute and register the Agreement, then and without prejudice to the rights and remedies available to the Promoter including the right to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay in making payment of the Total Consideration Price/parts thereof (the Interest Rate), the Promoter shall be entitled to at his own option and discretion, terminate this Letter, without any reference or recourse to the Allottee. Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee (Default Notice), by Courier/E-mail/Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Letter with detail's of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Letter. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Letter by issuance of a written notice to the Allottee (Promoter Termination Notice), by Courier/E-mail/Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Letter shall stand terminated and cancelled. On the termination and cancellation of this Letter in the manner as stated in this sub-clause, the Promoter shall be entitled to forfeit the entire Booking Amount as and by way of agreed genuine pre-estimate of liquidated damages which the parties agree are not in the nature of penalty. Upon the termination of this Letter, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the Said Apartment And Appurtenances and the Promoter shall be entitled to deal with and/or dispose off the Said Apartment And Appurtenances in the manner it deems fit and proper.

For Siddha Real Estate Development Private Limited

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Encl: As above

THE FIRST SCHEDULE ABOVE REFERRED TO
(Meaning of certain terms and expressions)

Sl No.	Terms and Expressions	Meaning
1.	Said Apartment	Apartment No. _____, on the ____ Floor
2.	Block & Building No.	4
3.	Carpet area of the Said Apartment as per RERA	_____ Sq ft.
4.	Consideration Price	Rs. _____/- (Rupees _____)
5.	Bank Account of the Promoter	Siddha Real Estate Development Private Limited Collection Escrow Account Bank Name: _____ Current Account No: _____ Branch Name & Address: _____ Code: _____
6.	Contact Details	Promoter's Email Id Promoter's Phone Allotee's Email Id Allotee's Phone
7.	PAN No.	Promoter's PAN _____

THE SECOND SCHEDULE ABOVE REFERRED TO

The Price (excluding Goods & Service Tax) for the said Apartment based on the carpet area is Rs _____/- (Rupees _____) and the price of the Said Parking Space (if any) is Rs _____/- (Rupees: _____) and part of the extra charges so far computed is Rs. _____/- (Rupees _____) and the Goods and Service Taxes is Rs. _____/- (Rupees _____) aggregating to Rs. _____/- (Rupees _____), being the Total Consideration Price

(Schedule of Payment of the Consideration Price as payable by the Allottee/s) For Block C , and Building No. 4)

SL No.	Payment Stage	Amount
1	On Application	Rs.2,00,000/-
2	On Allotment of Said Apartment	10% of total consideration + Applicable Tax (inclusive of the Application Money)
3	On execution of Agreement for sale	10% of total consideration + Applicable Tax
4	On commencement of Piling	10% of total consideration + Applicable Tax
5	On Completion of Foundation	10% of total consideration + Applicable Tax

6	On Completion of Ground Floor	5% of total consideration + Applicable Tax
7	On Completion of 3rd Floor Slab	5% of total consideration + Applicable Tax
8	On Completion of 6th Floor Slab	5% of total consideration + Applicable Tax
9	On Completion of 9th Floor Slab	5% of total consideration + Applicable Tax
10	On Completion of 12th Floor Slab	5% of total consideration + Applicable Tax
11	On Completion of 15th Floor Slab	5% of total consideration + Applicable Tax
12	On Completion of 18th Floor Slab	5% of total consideration + Applicable Tax
13	On Completion of 23rd Floor Slab	5% of total consideration + Applicable Tax
14	On Completion of 27th Floor Slab	5% of total consideration + Applicable Tax
15	On Completion of 29th Floor Slab	5% of total consideration + Applicable Tax
16	On flooring of the said Apartment	5% of total consideration + Applicable Tax
17	On offer of Possession	5% of total consideration + Applicable Tax

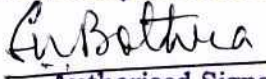
THE THIRD SCHEDULE ABOVE REFERRED TO

(being the amounts to be paid by the Allottee on account of Extra Charges)

(i) Electricity: obtaining HT/LT electricity supply from the supply agency, which is Rs.100/- (Rupees one hundred) per square feet, based on the carpet area of Said Apartment, to the Promoter.	Rs. _____/- (Rupees _____)
(ii) Generator: stand-by power supply to the Said Apartment/Flat from diesel generators, @ Rs.25,000/- (Rupees twenty five thousand) per 1 (one) KVA, to the Promoter	Rs. _____/- (Rupees _____)
(iii) Maintenance Charges for Common Areas: the proposed monthly maintenance charge will be fixed prior to issuance of Possession Notice. Further, Common Area Maintenance (CAM) deposit @ Rs. 35/- (Rupees thirty five) per square feet on Carpet area of the Said Apartment shall be paid by the Allottee prior to the date of handover of possession of the Said Apartment	Rs. _____/- (Rupees _____)
(iv) Electricity Meter for Common Areas: security deposit and all other billed charges of the supply agency for providing electricity/meter to the Common Areas, proportionately, to the Promoter.	Rs. _____/- (Rupees _____)
(v) Betterment Fees: betterment or other levies that may be charged/imposed by any government authorities or statutory bodies on the Project Property or the Said Apartment And Appurtenances or its transfer in terms hereof, proportionately, to the Promoter.	Rs. _____/- (Rupees _____)
(vi) Legal Fees, Stamp Duty and Registration Costs: the Allottees shall make payment of legal fees of, Advocates (Legal Advisors), who have drawn this Agreement and shall draw all further documents. The fee is Rs. (Rupees . 50% (fifty percent) of the fee shall be paid simultaneously	Rs. _____/- (Rupees _____)

<p>herewith and the balance 50% (fifty percent) shall be paid on or before the date of registration of the conveyance deed. Stamp duty/registration fees shall be paid at actuals and in terms of the E-Assessment Slip obtained from the Government of West Bengal, Directorate of Registration & Stamp Revenue Department and fixed miscellaneous expenses of Rs. _____ (Rupees _____) for each registration and all other fees and charges, if any, shall be borne by the Allottees and paid 15 (fifteen) days prior to the date of registration. The fee and costs shall be paid to the Legal Advisors directly.</p>	
<p>(vii) Variable Refrigerant Volume (VRV) Air conditioning System: For providing and installing outdoor unit, indoor unit and cabling for VRV in the Said Apartment the Allottee need to pay Rs.390/- (Rupees three hundred and ninety) per square feet, based on the carpet area of Said Apartment.</p>	<p>Rs. _____/- (Rupees _____)</p>
<p>Total Extras and Deposits</p>	<p>Rs. _____/- (Rupees _____)</p>

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