

ALLOTMENT LETTER

Date: _____

To _____

Application Form No. - _____

Dear Sir/Madam ,

Re: Provisional allotment of Apartment No. _____ on _____ floor of Block _____, in the Paradise Apartments Phase I within SHRISTINAGAR Guwahati township lying and situated on a portion of Dag No 1 (Old) 1, 3 and 4 (New) of Periodic Patta No 1 of Clearance Grant under Ulubari Mouza, District Kamrup now Kamrup (Metro) in the State of Assam

1. We are pleased to inform you that, subject to your fulfillment of the conditions mentioned in sub-clause 2.7.3 of the General Terms and Conditions ("Paradise Apartments **Phase I GTC**"), the Company has provisionally allotted to you the following Apartment in Paradise Apartments Phase I at Shristinagar Guwahati pursuant to your application no _____ dated _____.

Details of Apartment

Apartment No.	Block No.	Floor	Carpet Area of Apartment (sq. ft)	Carpet Area of Exclusive Balcony 1 (sq. ft.)	Carpet Area of Exclusive Balcony 2 (sq. ft.)	Utility Balcony Carpet Area (sq. ft.)

And right to use 1 number of open / ground/ basement parking space to be allotted via lottery at time of possession.

2. The application money paid by you will be adjusted against the total consideration of the above said Apartment and shall not carry any interest.

3. The price of the said Apartment with proportionate Share in common areas and portions is
Proportionate share of infrastructure development charges
Advance maintenance charges for 12 months
Preferential Location charges
Floor rise charges

Rs. _____/-

Rs. _____/-

Rs. _____/-

Rs. _____/-

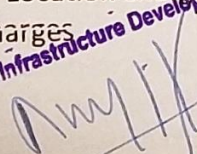
Rs. _____/-

Rs. _____/-

Rs. _____/-

G.S.T.

Total

Shristi Infrastructure Development Corporation Ltd
Authorised Signatory


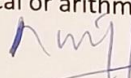
Since you have opted for the "Installment Payment Plan", payment has to be made according to the "Payment Schedule" enclosed herewith.

OR

Since you have you have opted for the "Down Payment Plan" a cash discount of ____% (____ percent) on the total price has been awarded to you. Payment has to be made according to the "Payment Schedule" enclosed herewith

The Price mentioned above is firm and non escalable and includes cost of, proportionate share of Common area, development of infrastructure, cost of Apartment, advance maintenance charges, G.S.T. etc.

7. Club charges paid separately which is compulsory.
8. Pursuant to sub-clause 2.7.3(i) of the Paradise Apartments Phase I GTC, we are also pleased to enclose a copy of the draft Agreement to Sale ("ATS") for your perusal which you need to execute with us i.e. by _____ ("Due Date").
9. For your ready reference we set out below the activities you need to strictly comply within the Due Date:
 - (i) You need to sign the ATS;
 - (ii) You need to pay a sum of Rs _____ (Rupees _____ only), being the requisite legal expenses including stamp duty and registration charges as applicable for the registration of the ATS; and
10. We shall, from time to time, send demand notices for payments of installments and other charges and the same shall be payable by you as per the terms and conditions for payment contained in the General Terms and Conditions of Paradise Apartments Phase I GTC, sent to you, which shall form part of this Allotment letter.
11. This allotment shall be provisional and shall remain so till such time a formal Transfer/Conveyance Deed for transfer of the Apartment is executed and registered in your favour and is subject to strict compliance of the Terms and Conditions contained herein:
 - a) Fulfillment of Terms and Conditions of Paradise Apartments Phase I GTC and ATS.
 - b) Your paying extra charges towards rates, taxes, electricity connection charges, generator charges, maintenance charges, security deposits, legal charges, stamp duty, registration fees and other charges.
 - d) Your executing the documents as required by Shristi Infrastructure Development Corporation Limited as per their standard format before delivery of possession of the Apartment.
11. The ATS has been drafted by the Solicitor/Advocate appointed by the Developer and in terms of Clause 10.4 of the Apartment GTC, no request for any changes whatsoever in the ATS will be entertained unless such changes are required to cure typographical or arithmetical error.


Authorised Signatory

12. Please send your remittance by Pay Order / Demand Draft/ Cheque in favour of Shristi Infrastructure Development Corporation Limited.

NEFT Details - _____

13. Your Customer Identity Number is _____ and henceforth please quote your Customer ID; in all your future correspondences with us.
14. The above provisional allotment shall be governed by the Paradise Apartments Phase I GTC and the ATS which shall form part of this Allotment letter. The terms starting with a capital letter but not defined herein shall have the meanings assigned to them in the Paradise Apartments Phase I GTC and/or the ATS.
15. As a token of your acceptance of the provisions herein kindly sign and return the duplicate copy of this letter and annexure enclosed herewith for our records.

We assure you of our best services at all times.

Thanking You.
Yours faithfully,

For Shristi Infrastructure Development Corporation Limited

Authorised Signatory

Confirmation :

I/We confirm my / our acceptance of what are stated above

(Signature of Allottee)

(Signature of Joint Allottee)

Encl:

- (i) Payment Schedule,
- (ii) draft copy of draft Agreement for Sale

[Handwritten Signature]
Shristi Infrastructure Development Corporation Ltd
Authorised Signatory