

Provisional Allotment Letter

To

Date: _____

Re: Provisional Allotment of Flat No. _____ with Balcony on _____ floor of BLOCK- _____ Together with right to park _____ (_____) medium car at such covered parking space in Ground floor of the building (Said Parking Space) all at 'SIGNUM PARKWOODS ESTATE PHASE-II', 55, Khan Road, Ward no.1 (New), Mankundu, District Hooghly-712139, West Bengal (Said Apartment)

Dear Sir,

1. This is in response to your Application dated _____.
2. We have received from you the Application Money for the Said Apartment.
3. We are pleased to offer the Provisional Allotment of the Said Unit, comprising of **(i) Flat No. _____ on _____ Floor of BLOCK- _____**, having super built up area approximately _____ (_____) square feet, built up area approximately _____ (_____) square feet and carpet area approximately _____ (_____) square feet,] **(Said Flat), (ii) _____ (_____) Balcony** with the said flat having an area of approximately _____ (_____) square feet **(Said Balcony)** and **(iii) the right to park _____ (_____) medium Car** at such covered parking space in Ground floor of the building **(Said Parking Space)**, at 'SIGNUM PARKWOODS ESTATE PHASE-II' 55, Khan Road, Ward No.1 (New) Mankundu, District- Hooghly-712139, West Bengal, for a Total Price of **Rs. _____ (Rupees _____)** Only including Preferred Location Charges, Floor Escalation Charges, Proportionate cost of Common Areas including external wall thickness etc. and the right to park medium size motor car/two wheeler on the ground floor/basement, if any.(Unit Price).

A lay out of the Said Apartment, demarcated in colour **Red**, is annexed herewith.

The Said parking space (if any) will be identified on the date of possession.

4. The payment of Unit Price, Other Charges & applicable taxes collectively referred to as the Total Price is to be made as per the Payment Schedule given herein below. The Demand Notice for payment of each installment of the Total Price, the Extra Charges & Deposits and for any other charges will be sent to you and the same to be made within 15 (fifteen) days from the date of such notice.

PAYMENT SCHEDULE		
Sl.	Description	Amount
i)	Application Money	Rs. _____/- + GST
ii)	Booking Amount (Within 7 Days of Application)	10% of Total Price (-) Application Money + GST
iii)	On Agreement (payable within 15 days from the date of Application)	10% of Total Price + GST + 50% of Documentation /Legal Fees + GST
iv)	On Completion of Piling of respective Block	10% of Total Price + GST
v)	On Completion of 1st Floor roof Casting of respective Block	10% of Total Price + GST
vi)	On Completion of 3rd Floor roof Casting of respective Block	10% of Total Price + GST
vii)	On Completion of 5 th Floor roof Casting of respective Block	10% of Total Price + GST
viii)	On Completion of Top floor roof Casting of respective Block	10% of Total Price + GST
ix)	On Commencement of Brick work of Said Flat	10% of Total Price + GST
x)	On Commencement of flooring work of the Said Flat	10% of Total Price + GST
xi)	On or before Possession	10% of Total Price + GST+ Balance 50% of Documentation/Legal Fees + Club Membership Charges + Generator Charges + Advance Maintenance Charges + Maintenance Deposit + Sinking Fund Deposit + Deposit for Rates & Taxes + charges for Common Electric Meter (in actual) + Charges for Formation of Association+ Transformer/HT Charges + GST (as applicable)

5. Timely payment is the essence of the Allotment. Interest on delayed payment will prevailing prime lending rate of state Bank of India plus two percent per annum.
6. All payments are to be made by Pay Order/Demand Draft/Account Payee Cheque drawn in favour of '*ARISTO INFRA DEVELOPERS LLP*' on any Bank, payable at **Kolkata**.
7. The Other Charges & Deposits, as set out hereunder, are to be paid as per the Payment Schedule mentioned hereinabove:

EXTRA CHARGES	
Description	Amount/Percentage
Documentation / Legal charges	Rs.30,000.00 + GST
Club Membership Charge	Rs.35,760.00 + GST
Generator Charges	Rs.26,820.00 + GST
Transformer / HT Services	Rs.44,700.00 + GST
Cost of Formation of Society	Rs.5,000.00 + GST
Advance Maintenance Charges	Rs.21,456.00 + GST
Common Electricity Meter Charges	Rs.5,000.00 + GST
Cancellation Charge	<ul style="list-style-type: none"> Before Agreement - Rs.50,000/- + GST as applicable After Agreement - 10% of Total Price + GST as applicable
Nomination Charge	Rs.50/- per sq. ft. + GST as applicable
Lock in period	12 months from the date of Agreement
Late payment Charge	Prime Lending Rate of SBI + 2% p.a
Cheque Dishonour Charges	Rs.500/- per cheque + GST as applicable

DEPOSITS	
Deposits for Rates and Taxes	Rs.17,880.00
Sinking Fund	Rs.17,880.00
Maintenance Deposits	Rs.13,410.00

8. In addition to the above, you will also be required to pay / deposit, prior to registration of the Deed of Conveyance in your favour as and when demanded, all stamp duties, registration fees, and allied expenses on execution and registration of the Agreement(s) for Sale, Deed(s) of Conveyance and such other Deeds or Documents, as may be required to be executed and/or registered in pursuance of the allotment.
9. This allotment offer is provisional and subject to:-
 - a. Your strict compliance of the terms and conditions contained herein;
 - b. Your making timely payment of the Total Price, Extra Charges & Deposits together with applicable taxes on such deposits in the manner mentioned in the Payment Schedule; and
 - c. Your executing necessary Agreement/ documents as per the standard format within 30 days from date of this letter.
10. Please note that this provisional allotment letter shall not be treated as an agreement and/or document for transfer/sale of the Said Apartment and the installments paid will be treated as deposits till transfer of the Said Apartment car parking/ TWP if any, in your favour is completed.
11. This offer supersedes all other documents/papers/publications and/or any communications.
12. On your signing of the Application Form, Allotment Letter & standard Agreement for Sale would be read together.
13. This offer of provisional allotment is not transferable. No nomination shall be allowed for a period of 1 (one) year from the date of the Agreement.
14. You are requested to confirm the acceptance of this offer of provisional allotment of the Said Apartment **by signing on each page of the second copy** of this offer letter and **return the same** along with the payment of Allotment Money and other amounts, if any, within 15 (fifteen) days from the date of receipt of this letter.
15. In the event you wish to withdraw and/or cancel this provisional allotment of the Said Apartment prior to the execution and registration of the Agreement for Sale, then this provisional allotment will stand cancelled entitling us to forfeit a sum of Rs.50,000/- (Rupees fifty thousand) only in lieu of such cancellation, out of the Application Money. However, you

shall then be liable to make further payments of applicable Goods and Service Tax in lieu of such cancellation.

16. In the event of default of any of the obligations as contained herein, this offer will stand cancelled entitling us to forfeit a sum of Rs.50,000/- (Rupees fifty thousand) only in lieu of such cancellation, out of the Application Money. However, you shall be liable to make further payments of applicable Goods and Service Tax in lieu of such cancellation.
17. On and from such date of cancellation, this provisional allotment of the Said Apartment shall stand cancelled and you shall cease to have any claim in respect of any right, title and/or interest on the Said Apartment.

Thanking you,

For **Aristo Infra Developers LLP**

Authorised Signatory

Acceptance & Confirmation:

I/We confirm and accept with full satisfaction for the offer of provisional allotment as stated above:

(Signature of Sole Allottee)

(Signature of Joint Allottee)