

ALLOTMENT LETTER

Dated: 2023

To

(1),

Son/Daughter of and

(2),

Son/Daughter/Wife of,

a resident of,

P.O. -, P.S. -, PIN -,

District.- (W.B.)

Dear Sir/Madam,

Re: Letter of Allotment of Flat in the project “**Devashilpi Ekam**” (Phase-I) on the land situated at L.R. Dag No. 48 & 50 (R.S. Dag no. 38 & 40), Mouza: Searsole, J. L. No. 17, Ranisayer More, Besides HP Petrol Pump, NH-2 Service Road, Ranisayer-713358, West Bengal.

We refer to your **Application Form dated** (“Application Form”) and are pleased to inform you that we have allotted you the Flat/Apartment subject to the following terms and conditions:

1. That you have been allotted a residential Flat/Apartment No. “.....”, **Flat Type**. “.....”, situated on the “.....” **floor**, of the **Tower “3”**, having a Carpet Area [CA] of “.....” Sq. Ft. together with an exclusive area [EBVT] of “.....” Sq. Ft. The Carpet Area and Exclusive area [EBVT] aggregate to the total area of “.....” square Foot (“Net Area”), corresponding to the Built-Up Area measuring Sq. Ft. equivalent to the **Super Built-Up Area being “.....” Sq. Ft.** (..... Sq. Ft.), **Tiles flooring, without Roof Right**, be the same a little more or less in the under-construction Building named **Tower- “3”**, along with the right to use of **1 (One) no. of** **Wheeler Covered Parking Space measuring** **Sq. Ft.** situated on the **Ground Floor, Cement flooring**, in the project **DEVASHILPI EKAM (Phase-I)**.
2. All definitions, terms & conditions set out in your Application Form, including the payment schedule and all Annexures annexed to it shall be deemed to have been reproduced hereunder and binding on you.

3. The Sale Consideration payable for the Flat/Apartment, Parking, and Appurtenances is **Rs.....=00 (Rupees)** **only** and **Rs.....=00 (Rupees)** **only** towards G.S.T, totaling **Rs.....=00 (Rupees)** **only**.
4. We acknowledge the receipt of the **Rs=00 (Rupees)** **only** being 10% of Total Unit Consideration (as Booking Amount plus balance agreement money). The balance amount of the Sale Consideration shall be paid by you in accordance with the **“Payment Schedule”** as annexed to the Application Form, time being the essence of this transaction.
5. Please note that this allotment of the Flat/Apartment is provisional till the payment of balance amount in time and is subject to you executing/signing and submitting to us the duplicate copy of the duly signed Allotment Letter within 15 (fifteen) days of the date hereof. If we do not receive the duly signed Allotment Letter from you within the timelines mentioned herein, then it shall be deemed that you have accepted the allotment of the Unit on the terms and conditions as specified in this Allotment Letter.
6. Please note that this allotment is further subject to your signing the standard **Agreement for Sale** within 15 (fifteen) days from being intimated of the same by the Developer failing which, we at our sole discretion reserve our right to (i) charge Interest as mutually agreed under the terms of the Application Form and (ii) cancel this Allotment Letter/ Application Form.
7. Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Flat/Apartment in your favor. Further, in the event of any contradiction between the terms of either of the documents, the terms and conditions embodied in the Agreement for Sale shall prevail.

Please quote the Flat/Apartment No. as mentioned above in all your future correspondence with us. In token of your confirmation of the above, please return the duplicate copy of this letter duly signed by you.

For any query, please feel free to visit our Site Office at **Ranisayer More, Besides HP Petrol Pump, NH-2 Service Road, Ranisayer-713358, West Bengal** and can also call on **+91 85850 92400**, we would be happy to assist you. You can also e-mail us on info@devashilpi.com

Assuring you the best of our services.

Thanking you,

Yours sincerely,

For DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED

Authorized Signatory

Acceptance of Allotment

I/we hereby accept the allotment of “.....”, **Flat Type**. “.....”, situated on the “.....” **floor**, of **Tower “3”**, having Carpet Area [CA] of “.....” Sq. Ft. together with an exclusive area [EBVT] of “.....” Sq. Ft. The Carpet Area and Exclusive area [EBVT] aggregate to the total area of “.....” square Foot (“Net Area”), corresponding to the Built-Up Area measuring Sq. Ft. equivalent to the **Super Built-Up Area being “.....” Sq. Ft. (..... Sq. Ft.)**, **Tiles flooring, without Roof Right**, be the same a little more or less in the under-construction Building named **Tower- “3”**, along with the right to use of **1 (One) no. of Wheeler Covered Parking Space measuring Sq. Ft.** situated on the Ground Floor, Cement flooring, in the project **“DEVASHILPI EKAM” (Phase-I)**, which is being developed by **M/s Devashilpi Estate Developers Private Limited** situated at Ranisayer More, Besides HP Petrol Pump, NH-2 Service Road, Ranisayer-713358, West Bengal subject to the terms & conditions mentioned in the Application form, and Agreement for Sale.

Thanking You

Regards

MR/MRS. 1ST APPLICANT

Dated:

MR/MRS. CO-APPLICANT

Dated: