

Provisional Allotment Letter

To

Date: _____, 2023

Re: Provisional Allotment of Flat No. PH2/_____/_____ with Balcony on _____ floor of WING-_____ together with the right to Park _____ (_____) Medium sized Car parking space at _____ floor level (Said Parking Space) all at 'SAMPURNA PHASE - II', 76 F/1 (part), B.T. Road, Tentultala More, West Bengal -700058 (Said Apartment)

Dear Sir / Madam,

1. This is in response to your Application dated _____, 2023.
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. PH2/_____/_____ on _____ Floor of WING-_____,** having 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 sized Car parking space at _____ floor level (Said Parking Space),** at 'SAMPURNA Phase II' 76 F/1 (part), B.T. Road, Tentultala More, West Bengal-700058, 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/multi-level, 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	10% of total consideration (-) Application Money + GST
iii)	On Agreement (payable within 30 days from the date of Application)	10% of total consideration + 50% Legal Fees + 50% Electricity & Generator Charges & 50% Amenities Charges + GST
iv)	On Completion of Piling of the block booked	10% of total consideration + GST
v)	On Completion of 2nd Floor Roof Casting of Block Booked	10% of total consideration + GST
vi)	On Completion of 6th Floor Roof Casting of Block Booked	7.5% of total consideration + GST
vii)	On Completion of 10th Floor Roof Casting of Block Booked	7.5% of total consideration + GST
viii)	On Completion of 14th Floor Roof Casting of Block Booked	7.5% of total consideration + GST
ix)	On Completion of Top Floor Roof Casting of Block Booked	10% of total consideration + 50% of Electricity & Generator charges + GST
x)	On Commencement of Brick work of the respective flat booked	7.5% of total consideration + GST
xi)	On Commencement of Flooring of the respective flat booked	10% of total consideration + GST
xii)	On or before Possession	10% of Total Consideration + GST + Rest of the Extra Charges + GST + Maintenance Deposit + Deposits for Rates & Taxes + Sinking Fund

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 '*Rituraj Construction 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.35,000.00 + GST
Cost of Formation of Society	Rs.7,500.00 + GST
Amenities Charges	Rs.50.00 per square feet + GST
Electricity & Generator Charges	Rs.165.00 per square feet + GST
CESC / WBSEB Security Deposit	At actual
Registration	At actual
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._____/ - per sq. ft. + GST as applicable
Cheque Dishonour Charges	Rs.500/- per cheque + GST as applicable

DEPOSITS	
Sinking Fund	Rs.39 per sq.ft
Maintenance Deposits	Rs.47 per sq. ft.
Municipal Tax Deposit	Rs.26 per sq. ft.

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 & 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 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, standard Agreement for Sale and Allotment Letter 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 **Rituraj Construction 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)