

Provisional Allotment Letter

Mrs. -----

Mr. -----

Both Residing at: Flat No. – H4, Block - B, 304, N.S.C. Bose Road, Naktala Kolkata – 700047, W.B., India

SUB: Provisional Allotment of Duplex No. **424** on the **4th floor**, in Block/Wing-2 having carpet area of approximately **1586** sq. ft. more or less, chargeable built up area of **1918** sq. ft. more or less; along with a balcony for exclusive use of **26** square feet more or less; along with open terrace for exclusive use of **258** square feet more or less; along with **1** Storeroom; along with **2** number of covered car parking spaces being developed at Premises. No. 69/1, Prince Bakhtiar Shah Road, P.O. Tollygunge P.S. Charu Market, Kolkata – 700 033 ("**said Apartment**").

Ref. Allottee Code: **TLUNTALLT/00006/22-23**

Dear Madam / Sir,

Please refer to your application for allotment of the aforesaid apartment dated **15-03-2022**. (said "Application Form")

In terms of such application, we are pleased to provisionally allot the said Apartment to you on and subject to the Terms and Conditions as contained in the Application Form. The Total Price payable for the said Apartment is Rs. -----/- (plus taxes as applicable) which is payable by you as per the Payment Schedule contained in the said Application form. You are supposed and obliged to observe, fulfill and perform all the terms and conditions contained therein in the manner and within the time stipulated therein.

In addition to the Total Price , you will also be required to pay / deposit the following amounts in terms of the Payment Schedule:

1. Charges amounting to **Rs. -----/- (plus taxes as applicable)** on account of installation of Generator, Electricity Transformer, LT/ HT Line, Electrical Sub-Station, etc. in common to the project and other related infrastructure which shall serve for common utilities of the project and connections made inside the Apartment.
2. Cost/Deposit for obtaining common area electricity meter from the electricity supply company.
3. Charges for mutation and separate assessment of the Said Apartment, mutation fee, if any, and other miscellaneous charges and charges in relation thereto.
4. Applicable Stamp Duty, Registration fees, and allied expenses as may be assessed by the

registration authorities towards registration of the Agreement for Sale and the Deed of Conveyance and such other Deeds or Documents, as may be required to be executed and/or registered in pursuance of the allotment of the Apartment in my/our favour.

5. Costs for installation of MS Grill if required as designed by the architect for the windows, together with applicable taxes (if any)
6. **Rs. -----/-** against supply and installation of VRV / VRF AC Vertical Line & Drain Line with applicable taxes.
7. Interest-free Maintenance Deposit and Sinking Fund amounting to **Rs. -----/-** together with applicable taxes thereon (if any).
8. Interest free common area maintenance charges (CAM) together with applicable taxes (if any). The CAM charges shall be calculated on the estimated cost to be finalized at the time of possession and CAM deposit will be charged with the last payment of payment schedule.

The above allotment is subject to the following:

- (1) Realization of the payment of the Initial Booking Amount of Rs.-----/- paid by you via cheque no. ----- **drawn on UCO Bank** dated **15-03-2022** as Booking Amount.
- (2) Making payment as per attached payment schedule failing either of which and /or in case you cancel this allotment letter by written application to be addressed to our Head office, this allotment letter shall automatically stand terminated and the Initial Booking Amount money shall stand forfeited.

On execution and registration of the Agreement for Sale (at the designated place, by prior appointment with the undersigned), the said Application Form, Allotment Letter and the Agreement for Sale shall be read together and your allotment shall be subject to the terms and conditions as enumerated in the Agreement for Sale. In the event of default of any of the obligations as contained herein, this provisional allotment will stand cancelled and we shall be entitled to forfeit agreed liquidated damages for such breach, being not more than 10% (Ten percent) of the Unit Price. However, you shall be liable to make further payments of applicable Goods and Service Tax in lieu of such cancellation.

All capitalized terms not defined herein shall have the same meaning as described in the said Application Form.

We earnestly welcome you to “**THE LEVELZ** “family.

Thanking you,
Yours faithfully,

For Levelz Apartments LLP.

ACCEPTED AND CONFIRMED

Partner

(Signature of the Applicant)

GSTIN No. 19ACQFS2098Q1ZW

Enclosed: Payment Schedule & Bank Details for NEFT

PAYMENT SCHEDULE

SL No.	Particulars	Payment Details
1	On Application	Rs. 10,00,000/- (Initial Booking Amount)
2	On execution of FSA	10% of Consideration (Booking Amount) (less Initial Booking amount) + GST
3	On completion of Foundation of the said block	10% of consideration + GST
4	On completion of 1st floor casting of the said block	10% of consideration + GST
5	On completion of 3rd floor casting of the said block	10% of consideration + GST
6	On roof casting of the said block	10% of consideration + GST
7	On Completion of block work of the said Apartment	10% of consideration + GST
8	On Completion of outside plaster of the said block	10% of consideration + GST
9	On flooring of the said Apartment	10% of consideration + GST
10	On commencement of lift installation of the concerned block	10% of consideration + GST + 50% of the Extras with applicable GST
11	On offer of possession of said unit	10% of consideration + GST + Balance 50% of the Extras with applicable GST+ Other payable charges on Actual together with GST.

** TDS @ 1% will be applicable (As per applicable Law)

** GST @ 5% will be applicable (As per applicable Law)

*** GST @18% on Extras and Deposits will be applicable (As per applicable Law)

The Applicant will be required to make all payments on demand, to the Developer as per the Payment Schedule from time to time. Applicable Stamp Duty, registration fees and incidental expenses on registration of the Agreement for Sale and the Deed of Conveyance and other documents (if any) to be executed and/or registered in pursuance hereof and all statutory charges payable including the charges of the copywriter for copying of such documents and any other expenses incidental to such registration. The Applicant is aware that Stamp Duty on the Agreement for Sale is payable on an ad-valorem basis on the market value of the said Apartment and the Applicant is bound to register the Agreement, failure to do so will be construed as default on part of the Applicant.

The Applicant shall be liable to pay the Goods & Services Tax (GST) at the applicable rate and any other tax, duty, levy etc., by whatever name called, that may hereafter be imposed/made applicable by the government /authorities.

Bank details:

Beneficiary Name: Levelz Apartments LLP

Bank Account No. - 920020074483326

IFSC Code - UTIB0000005

Bank Name - Axis Bank Ltd.

Branch Name - Kolkata Main