

Dated:
Mr.
Ms.
Address1
Address2
Address3

Re: Your Application dated _____

Sub: Provisional Allotment / Commercial Space of an Apartment and or identification of Car Parking Slot at "PROTHAMA RAJPRASAD" situated at Holding No. - 50 of R. N. Tagore Road, Ward No.-7, J.L. No.-92, Mouza - Krishnanagar, R. S. Plot No. - 7069, 7046, 7071, 7072, 7074, 7040, L. R. Plot No.- 9934, 9956, 9957, 9958, 9960, 9961, R. S. Khatian No.- 5119/1, 473, 5114, 5087, 5073/1, L. R. Khatian No.- 56148, P.S.-Krishnanagar (Kotwali), Within Krishnanagar Municipality, Pin-741101, Dist.-Nadia, West Bengal.

Dear Sir/Madam

Pursuant to your abovementioned application, we are pleased to provisionally allot you an Apartment / Commercial Space no. ____ on ____ Floor admeasuring _____ Sq. mt. / Sq. ft. carpet area along with appurtenant _____ Sq. mt. / Sq. ft. enclosed Balcony, in our project known as **PROTHAMA RAJPRASAD, at 50, R. N. Tagore Road, Krishnanagar, Nadia** in lieu of payment of the consideration agreed by you in respect thereof as detailed in the Schedule enclosed herewith. You have also agreed for identification of _____ open/covered car parking in the said project for your own use you have further agreed not to claim any right over the other parking space of the project and subject *inter alia*, to the following: -

- a) You have seen all the documents of title deeds and other relevant papers etc., pertaining to the said property and are fully satisfied about our title, rights and interest in respect the said project.
- b) Strict compliance by you, to our satisfaction, of each of the terms and conditions stipulated by us from time to time including those recorded in the standard draft of the Sale Agreement pertaining to the said project.
- c) You are aware of and have acknowledge that the Building plans are provisional and agree that we may make such changes, modifications, alternations and additions therein, as may be deemed necessary or may be required to be done by us or any other local authority or body having jurisdiction.
- d) You will be bound by the terms and conditions as stated in the Agreement for Sale to be executed by you. You will have to pay necessary stamp duty and registration

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Debapriya Raity
Authorised Signatory

charges and register the said Agreement for Sale. You have seen standard format of Agreement as required under provision of RERA to be executed between you and us and have accepted the terms and condition contained therein.

- e) Please take note it is mandatory to execute and register the Agreement for Sale on or before payment of 10% of the sale consideration as stated hereinabove under RERA. Registration of the said Agreement will be your responsibility. On payment of stamp duty on the said Agreement for Sale, our representative will attend the office of Sub-Registrar of Assurance at mutually convenient day and time to execute and admit the execution of Agreement for Sale. We will not be responsible for any delay in registration of agreement and any consequence arising under RERA.
- f) Within 30 days from issue of this letter, you will have to pay 10% of sale consideration and execute and register the Agreement for Sale. If you fail to pay 10% of sale consideration within 30 days, this allotment letter will be deemed to have been cancelled without any further communication to you and we will forfeit the amount paid by you. In such circumstance, we will be entitled to sell the said Flat without any further reference to you.
- g) Your executing and registering, at your cost and expense, the documents as required by us from time to time, including the Sale Agreement as per standard format within 30 (Thirty) days from the date of this letter, failing which this provisional allotment shall automatically stand terminated/withdrawn for all intents and purposes without any further act, deed or thing, in such event, the Promoter shall be entitled, without prejudice to other rights and remedies available to the Promoter, terminate the application/agreement for sale and refund the amounts paid till such date without any interest thereon, without your having/raising any nature or manner of objection to the same on any ground whatsoever or howsoever. The Promoter shall, after termination as above, also be entitled to sell the said Apartment and the identified open/covered car parking to any other person as decided by the Promoter.
- h) You shall not have any claim or right on, any part of the said Property and to any part or parts of the said Building other than the said Flat allotted to you. All open spaces, lobbies, staircases, terraces shall remain our property till whole property is assigned and transferred to the Society and/ or Apex Body as the case may be as herein mentioned, but subject to the rights, reservations, covenants and easements in our favor as may be provided.
- i) We shall be entitled to sell, assign, mortgage, transfer or otherwise deal with or dispose of all our right, title and interest in the said project including the buildings being constructed thereon as we may deem fit and appropriate and you hereby give irrevocable consent for the same subject to such transaction not prejudicially affecting the rights hereby created in your favor.
- j) Payment of the said consideration is essence of contract and you will pay the said amount as per the schedule of payment as stated herein above. If you fail to pay the said amount as per the schedule, you will be liable to pay interest at the rate as prescribed under The West Bengal Real Estate(Regulation and Development)(Registration of Real Estate projects, Registration of Real Estate Agents,

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Debaraj Roy
Authorised Signatory