

Ref No:

Date: XX-XX-20XX

To,  
Mr. XXXXX  
ADDRESS  
[Customer Identity No. \_\_\_\_]

Sub: Provisional Allotment of Apartment No. [●] on the [●] floor of Tarang Tower [●] at Shristinagar Asansol (RERA Registration No. [●]);

**Ref: Your Application No. [●] dated [●].**

Dear Sir,

In response to your application, we are pleased to provisionally allot in your favour a [●] BHK **Apartment No. [●] on the [●] floor of Tarang Tower / Block [●]** at 'Shristinagar Asansol' lying and situated at [●], West Bengal, having a carpet area of [●] sq. ft. exclusive balcony having an area of [●] sq. ft., exclusive open terrace having an area of [●] sq. ft. (if any) and super built up area of [●] sq. ft. (hereinafter called the **Apartment**) along with [●] number of [●] car parking space admeasuring [●] sq. ft. on the basement/ground floor.

The Total Price of the Unit along with car parking space is confirmed at Rs [●]/- (Amount in words)

**Breakup of Total Price:**

Cost of Unit including proportionate common area	Rs. _____/-
Cost of Parking Space (if applied for)	Rs. _____/-
Preferential Location Charges ("PLC")	Rs. _____/-
Goods and Service Tax on Price of Apartment and Parking Space	Rs. _____/-
<b>Total</b>	<b>Rs. _____/-</b>

(Goods and Service Tax will change as and when there is an amendment in rate of Tax by Statutory Authority)

We also acknowledge receipt of Rs. [●] (Rupees [●]) towards part payment of Booking Amount for the Apartment and since you have opted for Down Payment Plan/ Installment Payment Plan, you are required to pay the balance booking amount of Rs. [●] within [●] days from the date of this letter failing which this provisional allotment will automatically stand terminated and Bengal Shristi Infrastructure Development Limited will be free to deal with the Apartment at its sole discretion. The balance amount (if any) along with extra charges (mentioned in the payment schedule) shall be payable as per the Payment Schedule annexed herewith. Please note that the Total Price mentioned above includes cost of proportionate land, development, infrastructure, construction of the Apartment, common areas and taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax and cess,) up to the date of handing over the possession of the Apartment.

We shall be sending you from time to time, the demand notice for future balance installment payments, which are to be paid in terms of the agreement for Lease to be executed.

This offer of provisional allotment shall not be treated as a Lease or transfer document. The allotment of the Apartment shall remain provisional till the time a formal 'Lease Deed' is executed in your favour. The stamp duty, registration fee and incidental expenses with respect to the same shall be payable and borne by you. This allotment is subject to strict compliance to the terms and conditions contained in the General Terms and Conditions ("GTC") and Agreement for Lease to be executed in your favour.

Please make payments by way of electronic fund transfer RTGS/NEFT/IMPS or by cheque favouring "Bengal Shristi Infrastructure Development Limited" to the below mentioned account

Bank Name:  
Account Number:  
IFSC Code:  
Branch:

Your **Customer Identity** No. is [●] and henceforth, please quote your Customer Identity No. as reference for your future payments and correspondence.

As a token of your acceptance of the provisions herein kindly sign and return duplicate copy of this letter attached herewith for our record.

We assure you of our best services at all times.

Thanking You,

Yours Sincerely,  
For **Bengal Shristi Infrastructure Development Limited**

(Authorised Signatory)

Encl:

- 1) Payment Schedule
- 2) Money receipt of Application Money

I/We have gone through the contents of the letter and I/we agree and accept the same.

\_\_\_\_\_  
(Signature of Applicant)

\_\_\_\_\_  
(Signature of Joint Applicant)

## PAYMENT SCHEDULE

### DOWN PAYMENT PLAN

#### STAGE

Application Money (being part of Booking Amount)

Before execution

of Agreement for Lease (balance part of Booking Amount)

Within 15 days of execution of Agreement for Lease

#### PAYMENT

5 % of the Total Price of Apartment, PLC and Parking Space

5% of the Total Price of Apartment, PLC and Parking Space.

90% of the Total Price of Apartment, PLC and Parking Space.

### OTHER CHARGES

- |   |             |
|---|-------------|
| (i) One time non refundable payment for Club Membership Fee (50% payable at the time of execution of Agreement for Lease and 50% payable at the time of possession) | Rs. _____/- |
| (ii) advance 1 year club subscription (payable at the time of possession)   | Rs. _____/- |
| (iii) Common Area Maintenance Charges for 12 months (Payable at the time of possession)   | Rs. _____/- |
| (iv) Corpus Deposit (Payable at the time of possession)   | Rs. _____/- |
| (v) Legal and documentation charges (50% payable at the time of execution of Agreement for Lease and 50% payable at the time of possession)                         | Rs. _____/- |
| (vi) Water Connection charges (Payable at the time of possession)   | Rs. _____/- |

Goods and Service Tax as applicable shall be payable by the Allottee.

### CONSTRUCTION LINKED INSTALLMENT PAYMENT PLAN

#### STAGE

Application Money (being part of Booking Amount)

Balance Booking Amount payable before execution of Agreement for Lease

On completion of foundation

On casting of 2nd floor roof

On casting of 4th floor roof

On casting of 6th floor roof

#### PAYMENT

5 % of the Total Price of Apartment, PLC and Parking Space.

5 % of the Total Price of Apartment PLC and Parking Space.

10% of the Total Price of Apartment PLC and Parking Space.

10% of the Total Price of Apartment PLC and Parking Space.

10% of the Total Price of Apartment PLC and Parking Space.

10% of the Total Price of Apartment PLC and Parking Space.

On casting of 8th floor roof	10% of the Total Price of Apartment PLC and Parking Space.
On casting of 10th floor roof	10% of the Total Price of Apartment PLC and Parking Space.
On casting of 12th floor roof	10% of the Total Price of Apartment PLC and Parking Space.
On casting of 12th floor roof	10% of the Total Price of Apartment PLC and Parking Space.
On completion of brick work and internal wiring	5% of the Total Price of Apartment PLC and Parking Space.
On Possession	5% of the 10% of the Total Price of Apartment PLC and Parking Space.

**OTHER CHARGES**

- |  |             |
|--|-------------|
| (i) One time non refundable payment for Club Membership Fee<br>(payable proportionately with each instalments under as stated above)           | Rs. _____/- |
| (ii) advance 1 year club subscription<br>(payable at the time of possession)   | Rs. _____/- |
| (iii) Common Area Maintenance Charges for 12 months<br>(Payable at the time of possession)   | Rs. _____/- |
| (iv) Corpus Deposit (Payable at the time of possession)  | Rs. _____/- |
| (v) Legal and documentation charges<br>(50% payable at the time of execution of Agreement for Lease and 50% payable at the time of possession) | Rs. _____/- |
| (vi) Water connection charges  | Rs. _____/- |

Goods and Service Tax as applicable shall be payable by the Allottee.