

Ref No:

Date: XX-XX-20XX

To,
Mr. XXXXX
ADDRESS
[Customer Identity No. ____]

Sub: Provisional Allotment of Townhouse No. [●] 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 **Townhouse No. XXXX on the XX & XX floor of Block/Building XX** within Phase 1C of 'Shristinagar Asansol', Sen Raleigh Road, Asansol – 713305, 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. (without any construction right) OR exclusive lawn area in front of the Unit (without any construction right) (hereinafter called the Townhouse) along right to use with one number of car parking space admeasuring 135 sq. ft. on the ground level.

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

Breakup of Total Price:

Cost of Town House and Proportionate Price of Common Areas	
Along with right to use car parking space	Rs. _____/-
Preferential Location /Floor Rise Charges	Rs. _____/-
Goods and Service Tax	Rs. _____/-
Total	Rs. _____/-

(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 Town House 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) 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 Town House, 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 Town House.

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 Town House 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