

**PROVISIONAL ALLOTMENT LETTER**

To

Date

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Re: Provisional Allotment of Apartment at “**VRINDAVAN GARDENS**” at Rangamati, within Dist.- Paschim Medinipur, P.S.- Midnapore, under Midnapore Municipality, ward no. 24, old Holding No. 548/239, new holding no. 388, Mouza - Rangamati, J.L. No.150, Khatian No. - 876, R.S. Dag No. 223/361, Midnapore - 721101.

Dear Sir/Madam,

1. This is in reference to your application date.....for the purpose of allotment of a residential Apartment in our above project.
2. We are pleased to offer the Provisional Allotment of the Said Apartment. The details of the Apartment allotted and your address in our records for the purpose of correspondence are as under:

Name, Address & Contact Details of Allottee	
Flat No.	
Floor	
Super Built-up Area	
Built-up Area	
Carpet Area	
Right to use Car Parking Space For	

The Said parking space (if any) will be identified on the date of possession.

- ?? This allotment offer is provisional and subject to:-
  - a?? Your executing the Agreement for sale as per the standard format within 30 days from date of this letter.
  - b?? Your strict compliance and performance of the terms and conditions mentioned therein;
  - c) Your making timely payment of the Total Price, Extra Charges & Deposits together with applicable taxes on such deposits in the manner mentioned in the Payment Schedule in the agreement.
4. The Other Charges as set out hereunder, are to be paid as per the Payment Schedule mentioned in the agreement:

<b>Extra Charges:</b>
(i) Electricity : obtaining HT/LT electricity supply from the supply agency, which is Rs. 100/- per square feet (Rupees One Hundred) per square feet, based on the carpet area of Said Apartment, to the Promoter
(ii) Generator : stand-by power supply to the Said Apartment from diesel generators, Rs. 25000/- (Rupees Twenty Five Thousand) per 1 (one) KVA, to the Promoter
(iii) Advance Maintenance Charges :This amount is payable against 24 (twenty four) months advance maintenance charges for the Said Apartment at such rate to be decided by the promoter; to be paid as per the notice of possession
(iv) Electricity Meter for Common Areas : Cost of Electricity Meter, security deposit and all other billed charges of the supply agency for providing electricity/meter to the Common Areas, proportionately, to the Promoter

(v) Stamp Duty / Registration Charges/commission charges and other incidental expenses in this regard for stamping, registration and commission
(vi) Charges for mutation and separate assessment of the Apartment, mutation fee, if any, and other miscellaneous charges and incidental charges in relation to mutation
(vii) Betterment Charges or other levies as may be imposed or charged by any Government Authorities or Statutory Bodies on the said Project or the said Apartment or upon its transfer
(viii) Association Formation Charges - Rs. 5000/- to be paid by the Allottee
(ix) Cancellation Charge : Before Agreement - Rs.50,000/- + GST as applicable After Agreement - 10% of Total Price + GST as applicable
(x) Nomination Charge : Rs. 100/- per sq. ft. on super built up area plus GST as applicable
(xi) Lock in period : 12 months from the date of Agreement
(xii) Late payment Charge : Prime Lending Rate of SBI + 2% p.a
(xiii) Cheque Dishonour Charges Rs.500/- per cheque + GST as applicable

5. 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 and car parking (if any), in your favour is completed.
6. This offer supersedes all other documents/papers/publications and/or any communications.
7. 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.
8. 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 payments, if any, within 7 (Seven) days from the date of receipt of this letter.
9. 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 Booking Money. However, you shall then be liable to make further payments of applicable Goods and Service Tax in lieu of such cancellation.
10. 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 Booking Money. However, you shall be liable to make further payments of applicable Goods and Service Tax in lieu of such cancellation.
11. 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.

Please feel free to call us at .....or email us at.....and we will be glad to assist you.

Thanking You,  
For Shah Real Estate

(Authorized Signatory)

**Acceptance & Confirmation:**

I/We confirm and accept with full satisfaction for the offer of provisional allotment as stated above:

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(Signature of Sole Allottee)

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(Signature of Joint Allottee)