

**Ref No:**

**Dated:**

To,  
Buyers Name & Address

**Re: Your Application No. \_\_\_\_\_, Dated \_\_\_\_\_**

**Sub:** Provisional allotment of Apartment/Flat/Unit No. \_\_\_\_\_, on \_\_\_\_\_ Floor ("**Subject Apartment**"), at the project entitled "**EXOTICA VILLA**", presently under construction at Premises No. 59, Kalupara Lane, Kolkata - 700 031.

**Dear Sir(s)/Madam/Mesdames,**

Pursuant to your abovementioned application, we are pleased to provisionally allot in your favour the Subject Apartment, in lieu of and subject to timely payment by your goodself(ves) of the consideration and other amounts, charges and deposits including those as mentioned in the Schedule (PART – I to PART – IV) hereunder written and such further amounts as may be determined by us from time to time as payable by your goodself(ves).

This provisional allotment of the Subject Apartment shall not be treated as an agreement for sale or transfer, and shall be read in conjunction with your abovementioned application.

Please note that abovementioned allotment is provisional and is subject, inter alia, to the following:-

- a) strict compliance by your goodself(ves), to our satisfaction, of each of the terms and conditions stipulated by us from time to time including those recorded in the draft of the sale agreement, of which you have due notice and knowledge of as a copy thereof has been duly received by your goodself(ves), and thus the terms and conditions stipulated therein form and/or shall be deemed to form an integral part of this provisional allotment letter, each of which are and/or deemed to be well within your knowledge and have been and/or deemed to be duly accepted and confirmed by your goodself(ves), and shall be treated as binding upon your goodself(ves); and

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- b) *your making timely payments of the amounts mentioned in the Schedule enclosed herewith as also all other amounts, costs, expenses, dues and deposits as stipulated by us from time to time; and*
- c) *your executing and registering, at your cost and expense, the documents as required by us from time to time, as per our standard formats, including the execution and, if required, registration of the Sale Agreement within 15 (fifteen) days of our intimation to your goodself(ves) in this regard.*

*Please further note that as a consequence of successful acquisition by you of the Subject Apartment you would be entitled to avail of and enjoy, as a facility and/or benefit attached to the Subject Apartment, the permission to park vehicle(s) within the space comprised in such covered/open space(s) at the building and/or the said premises as earmarked, identified, designated and so reserved by us.*

*Please affix your signature(s), with stamp(s), if and as applicable, at the foot of each page of this letter including the Schedule enclosed herewith, to signify your confirmation and acceptance of this provisional allotment and the terms and conditions recorded herein as also, relating thereto and governing the same and/or those recorded in the draft of the Sale Agreement as stated above.*

*Please quote your abovementioned Subject Apartment no. in all future correspondence.*

*We thank you for reposing your trust in us and/or in the Project and we welcome your goodself(ves) to the "EXOTICA VILLA" family.*

*Yours faithfully,*

**FOR SHIVANGI TOWERS (P) LTD.**

**Authorized Signatory**

*I/we have read and understood the contents of this letter and confirm and accept the same, and covenant and undertake to comply with and abide by the terms hereof.*

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**Encl: as above**

**SCHEDULE**

**PART - I**

**(Area of the Subject Apartment)**

<i>Carpet Area of Flat</i>	:	___ Sq. Ft. more or less
<i>Carpet Area of Balcony</i>	:	___ Sq. Ft. more or less
<i>Built-Up Area of Flat &amp; Balcony</i>	:	___ Sq. Ft. more or less
<i>Super Built-Up Area of Flat &amp; Balcony</i>	:	___ Sq. Ft. more or less
<i>Terrace(If any)</i>	:	___ Sq.Ft. more or less

**PART - II**

**(Total Consideration)**

- (i) Total Consideration of Rs. \_\_\_\_\_/- (**Rupees \_\_\_\_\_ only**) including the value of the Subject Apartment, Extra Charges & Deposits and G.S.T as per details given below.
- (ii) The Total Consideration is exclusive of Mutation Fees (Payable to Kolkata Municipal Corporation) and CESC Meter Deposit when will be payable by the Purchaser on actual [in addition to payments is (i) above] as and when demanded by the Authorities in due course.
- (iii) The Total Consideration is also exclusive of applicable stamp duty, registration fees, miscellaneous costs and expenses associated with registration of document(s) but inclusive G.S.T. which will also be payable by the Purchaser as applicable in addition to payment is (i) & (ii) above.

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<b>PARTICULARS</b>	<b>AMOUNT (RS.)</b>	<b>TOTAL AMOUNT (RS.)</b>
<b><u>Value of Subject Apartment</u></b>	/-	
<b>Add: G.S.T @5%</b>	/-	/-
<b><u>Extra Charges (Non-Refundable) &amp; Deposits</u></b>		
Generator Charges @ Rs. 30000/- per K.V.A (3 K.V.A)	/-	
Mutation Charges	/-	
Electricity and Cabling Charges	/-	
Cost and Charges for formation of the Holding Organization	/-	
Legal Charges	/-	
Documentation Charges [Excluding stamp duty, registration fees and miscellaneous costs and expenses associated with registration, as applicable on the date of registration and as advised by Hazra Exotica LLP]	/-	
<b><u>Total Extra Charges (Non-Refundable)</u></b>	/-	
<b>Add: G.S.T @18%</b>	/-	/-
Corporation Tax Deposit	/-	
Common Expenses Deposit	/-	
<b><u>Total Deposits</u></b>	/-	/-
<b><u>Total Price [Subject Apartment, Extra Charges (Non-Refundable) &amp; Deposits and G.S.T]</u></b>		/-

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**PART - III**

**(PAYMENT SCHEDULE FOR SUBJECT APARTMENT)**

<b>MILESTONE FOR PAYMENT</b>	<b>% OF TOTAL CONSIDERATION</b>	<b>AMOUNT (RS.) (Including G.S.T)</b>
<i>On Application/Booking</i>		
<i>On or before Execution of the Sale Agreement</i>	<i>10% (Less the Booking Amount)</i>	
<i>On or before Completion of Foundation</i>	<i>20%</i>	
<i>On or before completion of the Ground floor of the building</i>	<i>15%</i>	
<i>On or before casting of the 1<sup>st</sup> floor of the building</i>	<i>10%</i>	
<i>On or before casting of the 2<sup>nd</sup> floor of the building</i>	<i>10%</i>	
<i>On or before casting of the 3<sup>rd</sup> floor of the building</i>	<i>10%</i>	
<i>On or before casting of the 4<sup>th</sup> floor of the building</i>	<i>10%</i>	
<i>On or before casting of the 5<sup>th</sup> floor of the building</i>	<i>10%</i>	
<i>On or before hand over Possession for Fit outs/ Interior works or registration of the conveyance deed, whichever be earlier</i>	<i>5%</i>	
<b>TOTAL</b>	<b>100%</b>	

**PART - IV**

**[PAYMENT SCHEDULE OF EXTRA CHARGES (NON-REFUNDABLE) AND DEPOSITS]**

<b>PAYMENT STAGES</b>	<b>% of TOTAL EXTRA CHARGES</b>
<i>On or before the execution of Sale Agreement</i>	<i>50% of Legal Fees only &amp; Balance 50% On or before Possession and Registration of Conveyance Deed + G.S.T</i>
<i>On or before the execution of Conveyance Deed</i>	<i>100% + G.S.T</i>

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