

Application Ref: FORUM ESTATES Dated: [•]
ARANYA/ Phase I [•]

Allotment Ref: [•] Dated: [•]

To,
[•]
(Name, address and phone)

Provisional Allotment Letter

Sub: Your application for Provisional Allotment being No. [•] dated [•]

Re: Plot No. [•] Zone [•] having MPCA [•] in "FORUM ESTATES- Aranya Innovative Township, Phase-I" at Mouza Jagadispur, J.L. No. 27 in the District North 24 Parganas, West Bengal.

Dear Sir/Madam,

We thank you for showing interest in our project and making an application for provisional allotment of Plot No [•] Zone [•] in Phase-I of the Said Project "FORUM ESTATES- Aranya Innovative Township, Phase-I", at Mouza Jagadispur, J.L. No. 27 in the District North 24 Parganas, West Bengal.

With reference to your application reference number **FORUM ESTATES ARANYA/Phase I**, [•] dated [•], we have the pleasure of confirming that you have been provisionally allotted Plot No. [•], Zone [•] admeasuring [•] sq. ft. having Maximum Permissible Construction Area (MPCA) of [•] sq. ft. (hereinafter referred to as "Said Plot") for construction of a Residential Villa.

The Total Consideration (Sale Price excluding Taxes, as may be applicable from time to time) of the Said Plot is ₹. [•] (**Rupees [•] Only**).

The application money ₹. [•] (**Rupees [•] Only**), paid by you to us will be adjusted against the Total Consideration. The balance consideration is to be paid by you as per the schedule of payments enclosed herewith. The application money and any such amount received as per the payment schedule till the execution of the Agreement for Sale shall be treated as "Earnest money"/ "Booking amount" as defined in clause 4(e) of the application form.

You will be receiving the Agreement for Sale (in the standard form prepared by the Project's advocates) as mentioned in the Application form and request you to execute the same within 7 (Seven) days of receiving written intimation in this regard.

This Provisional Allotment Letter is issued in duplicate. You are requested to send us the signed acknowledged copy of the same as a token of acceptance of this provisional allotment and the terms and conditions, financial obligation and undertaking agreed by you.

Please do not hesitate to call at [•] or write to [•] in case of any clarifications.

Welcome to the **Forum Family**

Thanking you,

Yours faithfully,

M/s. FORUM PROPERTIES HOLDINGS PVT LTD.

Director

Encl: Schedule of Payment



Forum Estates- Aranya, Innovative Township, Phase-I YOUR PRICE & PAYMENT SCHEDULE			
FIRST / SOLE APPLICANT			
JOINT APPLICANT (if applicable)		DATE	
PLOT NO.	As per FPHPL's classification	ZONE	
	As per sanction		
AREA OF PLOT (in sq. ft.)			
Maximum Permissible Construction Area (MPCA) Sq. Ft.			
FORUM Group Employee			

TOTAL CONSIDERATION

CONSIDERATION DETAILS*	TOTAL (₹)
Basic Sale Price	₹. [.]
Legal Fees to Advocates	₹. [.]
TOTAL CONSIDERATION	₹. [.]

*The cost of registration including stamp duty, registration fee and other related expenses shall be paid by the allottees and the same will be in addition to the above-mentioned consideration amount.

** The above consideration is exclusive of GST and other applicable Taxes & Charges, if any, which shall be payable in addition to the above consideration by the allottee at the rate prevalent at the time of payment in accordance with the law.

TIME-BOUND PAYMENT PLAN

SL NO	Payment Schedule	Year	Percentage	Amount
1	On Application	1st Year	10.00%	-
2	Payable on Date of Registration of Agreement less application money i.e. within Dec'23		20.00%	-
3	On or before completion of 4th Quarter i.e. Mar'24		10.00%	-
			40.00%	-
4	On or before completion of 1st Quarter i.e. June'24	2nd Year	15.00%	-
5	On or before completion of 2nd Quarter i.e. Sep'24		10.00%	-
6	On or before completion of 3rd Quarter i.e. Dec'24		5.00%	-
7	On or before completion of 4th Quarter i.e. Mar'25		5.00%	-



			35.00%	-
8	On or before completion of 1st Quarter i.e. June'25	3rd Year	2.50%	-
9	On or before completion of 2nd Quarter i.e. Sep'25		2.50%	-
10	On or before completion of 3rd Quarter i.e. Dec'25		2.50%	-
11	On or before completion of 4th Quarter i.e. Mar'26		2.50%	-
			10.00%	-
12	On or before completion of 1st Quarter i.e. June'26	4th Year	2.50%	-
13	On or before completion of 2nd Quarter i.e. Sep'26		2.50%	-
14	On or before completion of 3rd Quarter i.e. Dec'26		2.50%	-
15	On or before completion of 4th Quarter i.e. Mar'27		2.50%	-
			10.00%	-
16	On or before completion of 1st Quarter i.e. June'27	5th Year	2.50%	-
17	On or before completion of 2nd Quarter i.e. Sep'27		2.50%	-
			-	-
			-	-
			5.00%	-
			100.00%	0.00

* The cost of registration including stamp duty registration fee and other related expenses shall be paid along with the last instalment of payment as per the query slip that will be provided to the allottee by **FPHPL** and the same shall be part of the last instalment payment.

NOTE:

1. Total Sale Price includes basic Sale Price Only excluding Taxes, as applicable from time to time.
2. Legal Fees shall be paid to Advocates, 50 (Fifty) Percent on or before the execution of the Agreement for Sale and the remaining 50 (Fifty) Percent on or before the execution of the Sale Deed.
3. Stamp Duty, Registration Charges and other Governmental charges, if any will be payable as applicable by the allottee along with the last instalment payment.

Signature of sole/First Applicant

Signature of Second Applicant

