

PROVISIONAL ALLOTMENT LETTER

Ref No:

Date:

Name :

Address:

Contact No.

Ref.: Allotment No:
Application Form No:

Dear Sir / Madam,

Warm Greetings! Congratulations.

A Grand Welcome to “**Sunshine Two**” Family,

Pursuant to the receipt of your Application referred above and relying on your confirmations, representations and assurances to abide by all the Terms and Conditions and stipulations mentioned in the **Application Form** signed and accepted by you, we are pleased to inform you that an ‘Apartment’ in SUNSHINE TWO (Codename Rupantar) has been tentatively and provisionally allotted to you as per the details given below and subject to terms and conditions mentioned hereinafter:

1. PROVISIONAL APARTMENT DESCRIPTION:

- a) Apartment Category (1BHK/2BHK/3BHK) :
- b) Area Of Apartment (Sq. Ft.) : Super Built- Up :
:Built Up Area :
:Carpet Area + Balcony Area :
- c) Apartment No. :
- d) Tower :
- e) Floor :
- f) Apartment Number (Specific) :
- g) Parking Space (MLCP/Open//Two Wheeler) :

2. SALE PRICE AND PAYMENT SCHEDULE (Kindly refer to Annexure – A):

- a) Sale Price (Apartment Price and Parking charge) : Rs. /-
- b) Agreement Value (Sale price and Other charges- I) : Rs. /-
- c) Application Money Received : Rs. /-

3. The Allotment of the Apartment is provisional subject to the adherence and fulfillment of all the terms and conditions as mentioned in this provisional Allotment Letter as well as all the Terms and Conditions of Application Form which shall at all times be read and construed as a part and parcel of this provisional Allotment Letter.
4. The above Sale Price does not include and is exclusive of the Club House Charges, Infrastructure Charges, Advance Core Maintenance Charges, Advance Township Maintenance Charges, Corpus Deposit, Stamp Duty, Registration Fee, Legal Charges, Utilities Deposit (and those to be made to the concerned Government Agencies/Service Provider on actuals) and GST, other taxes, duties and levies, as fully and particularly mentioned in the **Payment Schedule** annexed herewith and marked as “**Annexure – A**”.
5. We have annexed herewith and marked as “**Annexure – B**”, the **Demand Note** for provisional Booking/Allotment Money in conformity with the Payment Schedule. You are requested to make the prompt payment as have been assured and promised by you.
6. All payments should be made by way of Demand Draft/Crossed Cheque/Pay Order/NEFT/RTGS favouring **SPL ESTATES PRIVATE LIMITED COLLECTION ACCOUNT- PHASE 2** payable at Kolkata in the manner mentioned below:

SPL ESTATES PRIVATE LIMITED COLLECTION ACCOUNT- PHASE 2, KOTAK MAHINDRA BANK, A/c No. 7745097692, 5 C - LI, MITTAL COURT, 224, NARIMAN POINT, MUMBAI - 400021, IFSC Code KKBK0000958

7. This Allotment is provisional and shall remain valid subject to your making punctual payments of the demand Note annexed to this provisional Allotment Letter (“Annexure – B”) as and when raised and all amounts to be paid in the manner mentioned in the Payment Schedule (“Annexure -A”) and subject to your compliance with all the Terms and Conditions of Application. Any delay and/or non payment of dues shall immediately attract interest for delay payment and/or cancellation of the Booking as already stated in the Application.
8. The timely payment of the Demand Note (“Annexure – B”) and all installments in conformity with the Payment Schedule and the performance, observance and compliance of all the provisions of the Terms and Conditions of Application and this Letter by you shall be the essence of this provisional Allotment.
9. Kindly note that expression ‘Allotment’, wherever used herein, shall always mean provisional allotment and will remain so till such time a formal Agreement for Sale for the Apartment is executed in pursuance of this Letter and the terms of the Terms and Conditions of Application. Kindly specifically note further that the execution of Agreement for Sale shall be subject to your making the entire payment of the booking/allotment money and submission of necessary required KYC documents. The Terms and Conditions of the Application Form and this provisional Allotment Letter shall be binding along with the terms of the Agreement for Sale as and when is executed.
10. Please acknowledge receipt of this Provisional Allotment Letter by signing at the designated place on the duplicate/counterpart of this Allotment Letter and/or mail the same to the below mentioned address, so as to reach us at the earliest. Further as mutually understood that the delivery of this Letter to you shall mean as deemed service and acceptance on your part.
11. Please submit necessary KYC (‘Know Your Customer’) documents in accordance with the directions stated in the Application Form and/or the GTC / Terms and Conditions of Application, if not submitted already.

12. For outstation cheques, application charges will be as applicable and the same shall be borne by the Allottee.
13. The Allottee/Applicant has read, understood and accepted this letter and mutually agree that all the terms, conditions, promises, understanding, booking/application, allotment, agreements, advertisement, marketing, pre-launch, launch shall be guided, depend and modified as per status of applicable Rules, Regulations, Provisions of the Real Estate Regulation and Development Act, 2016 (RERA) as presently and/or as in future prevail and/or at all times as applicable in the State of West Bengal.
14. The Allottee/Applicant hereby further state, declare, assure and confirm and mutually agree that the Allottee/Applicant shall at all times cooperate with the Owner/ Promoter to follow and adhere to any modifications, circulars, notifications, dispensation, change and variance of applicable rules, regulations, provisions, clauses, sub-clauses, technicalities and process with regard to the Real Estate Regulation and Development Act, 2016 (RERA) in the State of West Bengal.

Kindly complete your KYC compliance by furnishing necessary details at the earliest in order to avoid delay in execution of Agreement for Sale with respect to the Apartment.

Please feel free to contact , Mobile No : , E-mail-, and customercare@shriramgrandcity.com for assistance.

Thanking you and assuring you of our best services at all times.

Yours sincerely,
For SPL ESTATES PVT. LTD.

Authorized Signatory

Acknowledged by:

Signature of Allottee

Signature Joint Allottee

ANNEXURE – A**Payment Schedule****Parking Space****SALE PRICE – Rs. /-**

Sl. No.	Payment Schedule	Amount (in Rs.) / Percentage of Sale Price
1.	Allotment Money	9.90%
2.	Agreement Amount – Upon Execution of Agreement – Within 30 days of booking date	10.10%
3.	On Completion of Pile Foundation of corresponding tower	10.00%
4.	On Completion of Ground floor plinth level of corresponding tower	7.50%
5.	On Completion of Ground floor roof Slab of corresponding tower	7.50%
6.	On Completion of 3 rd Floor Roof Slab of corresponding tower	7.50%
7.	On Completion of 6 th Floor Roof Slab of corresponding tower	7.50%
8.	On Completion of 9 th Floor Roof Slab of corresponding tower	7.50%
9.	On Completion of 12th Floor Roof Slab of corresponding tower	7.50%
10.	On Completion of 15th Floor Roof Slab of corresponding tower	7.50%
11.	On Completion of 18th Floor Roof Slab of corresponding tower	7.50%
12.	On Completion of Tiling up to the 9th floor of corresponding tower	7.50%
13.	On Issuance of Possession Notice	2.50%
Total		100%

Sl. No.	Other Charges I	
1.	Club House charges amounting to Rs.75,000/- (as and when Demanded by Owner/Promoter)	
2.	Infrastructure charges of Rs.108/sq ft are payable as and when demanded by the Owner/Promoter.	
3.	a. Stamp Duty, Registration Fee as per Applicable Laws at the time of Registration of Agreement for Sale	b. Stamp Duty, Registration Fee as per Applicable Laws at the time of Registration of Deed of Conveyance
	c. Legal Charges = Rs.15,000/-	
4.	GST, other taxes, duties & levies will be charged as per Applicable Laws	
5.	Utilities Deposit to be made to concerned Government Agencies/Service Provider on actuals – as and when applicable	
Sl. No.	Other Charges II	
6.	Advance Core Maintenance Charges at minimum Rs.2.5 /Sq ft / Month for 2 Years	
7.	Advance Township Maintenance Charges at minimum Rs.1.5 /Sq ft / Month for 2 Years	
8.	Corpus Deposit towards Core Maintenance – for 1 BHK = Rs. 9000, 2 BHK = Rs.14,000/- & 3 BHK = Rs.20,000/- (whichever is applicable)	
9.	GST, other taxes, duties & levies will be charged as per Applicable Laws	

Signature of Allottee

Signature Joint Allottee