

Date :
Ref No :
First Applicant
Second Applicant
Address

Re: Your Application No. _____, Dated _____ (**"Application"**)

Sub: Provisional allotment of an identified apartment at the project entitled "Sanctuary", proposed to be developed at Premises No. 257/A, Deshpran Shasmal Road, Kolkata - 700 033 (**"Project"**)

Madam/Mesdames/Dear Sir(s),

Pursuant to your Application, Belani NPR Projects LLP ("**BNP**") is pleased to provisionally allot in your favour, the apartment as detailed in the Schedule enclosed herewith together with the permission to use such number(s) of covered/open space(s) at the Project as earmarked, identified and designated by BNP for parking private medium sized/standard sized car(s) owned by your goodself(ves), as also detailed in the Schedule enclosed herewith, in lieu of payment by your goodself(ves) of inter alia the consideration and each of the deposits, extra charges, amounts, charges, costs and expenses stipulated in/referred to the Schedule enclosed herewith as also in the Application, the Sub-Lease Agreement and the applicable Further Documentation, including but not limited to proportionate ground lease rent, stamp duty and registration fees together with common area maintenance charges (as assessed by BNP), computed on the super built- up area of the subject apartment (as determined by BNP), each together with all applicable taxes thereon (collectively, "**Amounts**"), but subject inter alia, to the following:-

- a) Strict compliance by your goodself(ves), to the satisfaction of BNP, of each of the several terms, conditions, obligations, covenants, undertakings etc. stipulated by BNP from time to time including but not limited to those recorded respectively in the Application, the sub-lease agreement and the sub-lease deed, each in terms of the formats stipulated by BNP (respectively, "**Sub-Lease Agreement**" and "**Sub-Lease Deed**"), and in all other agreements, deeds, the several letters, documents etc. since executed/to be executed by your goodself(ves), as may be advised by BNP from time to time, each in terms of the formats stipulated/advised by BNP (collectively, "**Further Documentation**"), on the clear and unequivocal understanding that the terms, conditions etc. stipulated in the Application, the Sub-Lease Agreement, the Sub-Lease Deed and the Further Documentation as also the contents of the Schedule enclosed herewith, form and/or shall be deemed to form an integral part of this provisional allotment/letter, and thus shall be binding on your goodself(ves), and no request for any changes, modifications, amendments etc. to the drafts of the Sub-Lease Agreement and/or the Sub-Lease Deed and/or any of the Further Documentation shall be entertained; and

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- b) your making timely payment of each of the Amount, and such further sums as may be determined by BNP from time to time as payable by your goodself(ves), each together with the applicable taxes thereon, with the delay in payment resulting inter alia in payment by your goodself(ves) of interest thereon, all as stipulated in the Sub-Lease Agreement; and
- c) your executing and registering, at your cost and expense, each of the Sub-Lease Agreement and the Sub-Lease Deed along with such of the Further Documentation as determined by BNP, within such time period as stipulated by BNP, failing which this provisional allotment shall, without any liability on BNP, automatically stand terminated/withdrawn for all intents and purposes without any further act, deed or thing; and
- d) upon the withdrawal/cancellation/termination by your goodself(ves) of this provisional allotment due to any reason whatsoever or upon occurrence of the event(s) stipulated in sub-clause (b) and/or sub-clause (c) hereinabove, the entirety of all amounts tendered by your goodself(ves) till the date of such withdrawal/cancellation/termination, each together with the applicable taxes thereon but subject to a maximum of 10% (ten percent) of the sum total of the apartment consideration and the car parking consideration as stipulated in the Schedule enclosed herewith, shall automatically stand forfeited by/in favour BNP, without your goodself(ves) having/raising, on any ground whatsoever or howsoever, any nature or manner of, objection and/or claim, demand etc. in respect thereof/contrary there to.

This provisional allotment is personal to your goodself(ves), and you shall not be entitled to transfer and/or assign and/or novate the same and/or any part or portion hereof to/in favour of any third party and/or to nominate any third party in your place and stead provided that only subject to timely execution and registration by your goodself(ves) of the Sub-Lease Agreement, after expiry of a period of 12 (twelve) months from the date of registration of the Sub-Lease Agreement you may transfer and/or assign and/or novate the Sub-Lease Agreement to/in favour of any third party subject to: (i) the prior written consent of BNP, and (ii) payment to BNP of a nomination fee equivalent to 2% (two percent) of the sum total of the apartment consideration and the car parking consideration and the extra charges as stipulated in the Schedule enclosed herewith together with applicable taxes thereon or 2% (two percent) of the total consideration amount payable by such nominee including any reimbursements made in your favour, together with applicable taxes thereon, whichever be higher, and (iii) compliance and fulfillment of such conditions precedent and terms as may be stipulated by BNP.

Please note that this allotment is provisional and subject to the abovementioned terms and conditions, and shall be read in conjunction with the Application. This letter of provisional allotment shall not be treated as an agreement for sub-lease or transfer,

and the same does not create/vest/accrue in your favour any manner or nature of right, interest, claim, demand or action in respect of any part or portion of the Project.

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Please affix your signature(s), with stamp(s), if and as applicable, at the foot of each page of this letter including the enclosure hereto, to signify your confirmation and acceptance of this provisional allotment and the terms and conditions recorded herein, as also, those relating thereto and/or governing the same.

We look forward to our association with your good self (ves).

Yours faithfully,

for Belani NPR Projects LLP

Authorized Signatory

I/We have read and understood the contents of this letter and the enclosure hereto, and confirm and accept the same, and repeat and reiterate each of the representations, warranties and covenants made in the Application, and further undertake to comply with and abide by each of the terms, conditions, covenants and obligations stipulated herein as also those respectively stipulated in the enclosure hereto, the Application, the Sub-Lease Agreement, the Sub-Lease Deed and the Further Documentation.

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[Provisional Allottee(s)]

Enclosed: as above

Schedule	
Inputs	
Tower	
Type	
Floor	
Parking Type 1	
Parking Type 2	
Parking Type 3	
Parking Type 4	
Parking Type 5	
Apartment Number	
Details of Flat	
Apartment (RERA Carpet Area - square feet)	
Balcony (RERA Carpet Area - square feet)	
Private Open Terrace (RERA Carpet Area - square feet)	
Built Up Area of Apartment (square feet)	
Consideration	
Apartment Consideration	
Car Parking Rate 1	
Car Parking Rate 2	
Car Parking Rate 3	
Car Parking Rate 4	
Car Parking Rate 5	
Apartment + Car Park Consideration	
Extra Charges	
Generator Power Backup (Rs. 25,000 per KVA) As per requirement	
Legal Charges per apartment (includes incidental expenses for registration twice & Association formation charges.) Stamp Duty and Registration fees to be paid by the Allottee at actuals	
Reimbursement of Mutation Costs & Expenses	
Reimbursement of CESC Cost & Expenses for Electricity Infrastructure	
AC + Club	
Total Extra Charges	
Apartment Consideration + Car Park + Extra Charges (A)	
Interest Free Deposits	
CESC Electricity Meter Deposit	
Maintenance Deposit	
Sinking Fund	
Club Maintenance Deposit	
KMC Tax Deposit	
Total Deposits (B)	
Total Amount Payable (Including Extra Charges & Interest Free Deposits) [A+B]	
GST Calculation (@ Current rates)	
Total GST Payable (Subject to change)	
SBU Area for payment of Stamp Duty, Registration Fee and Common Area Maintenance, Charges & Expenses	
SBU area in square feet	

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INSTALLMENT PAYMENT SCHEDULE

SI No	Payment Milestone	% of Amount Payable	Amount (in Rs.)	
1	Application Amount	10%		+GST
2	On Allotment/Booking (after adjusting Application Amount)			
3	On Execution of Agreement	10%		+GST
4	On Completion of Piling	10%		+GST
5	On completion of 2nd Floor Roof Casting	7.5%		+GST
6	On completion of 5th Floor Roof Casting	7.5%		+GST
7	On completion of 10th Floor Roof Casting	7.5%		+GST
8	On completion of 15th Floor Roof Casting	7.5%		+GST
9	On completion of 20th Floor Roof Casting	7.5%		+GST
10	On completion of Roof casting	7.5%		+GST
11	On completion of Flooring of the said Apartment	7.5%		+GST
12	On Completion of Doors & Windows of the said Apartment	7.5%		+GST
13	On Issuance of Possession Letter	10% of (A) + 100% of (B)		+GST
				E&OE
OUTFLOW SUMMARY				
Total Amount Payable				
GST Payable				
		Total Outflow		

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