

Ref No:

Dated:

To,

Re: Your Application No. _____, dated _____

Sub: Provisional allotment of **Flat No. _____, on the _____ Floor ("Said Flat")**, along with the permission to park _____ number of cars in the car parking spaces ("**Car Parking Spaces**") both situated within the building christened "**THE AVALON HEIGHTS, ("Project")**" presently under construction on the land situated within premises No. 222, Mahamayatala, Kolkata - 700 084 ("**Premises**").

Dear Sir(s)/Madam/Mesdames,

Pursuant to your abovementioned application, we hereby provisionally allot in your favour the Said Flat as per details given in **Part - I** of the **Schedule** hereunder written and also hereby grant you permission for use of the Car Parking Spaces in the Project at the Premises subject, however, to your making timely payments of the amounts, charges and deposits as mentioned in **Part - II** of the **Schedule** hereunder written to be paid in the manner mentioned in **Part - III** of the **Schedule** hereunder written and/or is also subject to payment of such further amounts as may be determined by us from time to time as payable by you in respect of the Said Flat.

Please note that this provisional allotment of the Said Flat shall not be treated as an agreement for sale or transfer.

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

- a) Your strict compliance 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 prescribed sale agreement, of which you have due notice and knowledge of as a copy thereof has been duly received by you and thus the terms and conditions stipulated therein forms and/or shall always be deemed to have formed 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 you, and shall be binding upon you; and
- b) Your having understood and given your no objection and/or confirmation and/or acceptance to our giving to you only the permission to park cars in the sanctioned open or covered or covered mechanical (pit system) if any, parking zone, as the case may be, within the Project as permissible under the applicable law(s); and

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- c) *Your having further understood and given your no objection and/or confirmation and/or acceptance to the fact that the location and type of the parking space agreed to be allotted to you may change as may be required by the authorities and/ or architect or as may be so though fit and proper and in case there be any changes, you will be deemed to have accepted such change; and*
- d) *Your having further understood and given your no objection and/or confirmation and/or acceptance to the fact that the parking spaces to the extent applicable and within the scope of the relevant law(s) shall be and shall always be deemed to be "limited common areas" designated for use as a facility and/or benefit attached to designated Flats/units to the exclusion of other Flats/units within the meaning of the applicable law(s); and*
- e) *your making timely payments of the amounts and in the manner as mentioned respectively in Part II and Part III of the Schedule enclosed herewith as also all other amounts, costs, expenses, dues and deposits as stipulated by us from time to time; and*
- f) *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 you in this regard.*

Please affix your signature(s), with stamp(s), if any as applicable, at the foot of each page of this letter including the Schedule enclosed herewith.

Please quote your abovementioned Flat 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 "THE AVALON HEIGHTS", family.

Yours faithfully,

FOR SRIJI NPR REALTY LLP

Authorized Signatory

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

Encl: as above

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SCHEDULE
PART - I
(Area of the Said Flat)

Carpet Area of the Said Flat	:	_____ Sq. Ft. more or less
Carpet Area of Balcony	:	_____ Sq. Ft. more or less
Built-Up Area of Said Flat & Balcony	:	_____ Sq. Ft. more or less
Super Built-Up Area of Said Flat & Balcony	:	_____ Sq. Ft. more or less
Carpet area of Open Terrace	:	N/A
Built up area of Open Terrace	:	N/A

PART - II
(Total amount payable)

The particulars of total amount payable by the allottee are given here under:

PARTICULARS	AMOUNT (RS.)	TOTAL AMOUNT (RS.)
A. Total Price		
Consideration of the Said Flat		
Add: G.S.T @5%		
Total Price		
B. Extra Charges (Non-Refundable)@250/- Per Sq. Ft.		
(Generator Backup, Mutation Facilitation Charges, Amenities Charges, Association Formation Charges, Legal Fees, Documentation Charges, Electricity- Cabling and/or Transformer Charges)		
Add: G.S.T @18%		
Total Extra Charges		
C. Deposits		
Common Expenses Deposit @35/- per Sq. Ft.		
Municipal Tax Deposit @35/- per Sq. Ft.		
Total Deposit		
Total Amount payable (A + B + C)		

The total amount payable as stated above is negotiated and arrived on the basis of the Carpet Area and exclusive of the amounts payable towards Mutation Fees (on actuals) payable to Rajpur - Sonarpur Municipality, electricity meter deposit (on actuals) payable to WBSEDCL as and when demanded by the authorities in due course and is also exclusive of the applicable stamp duty, registration fees, miscellaneous costs and expenses associated with registration of document(s).

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PART - III
(PAYMENT SCHEDULE)

MILESTONE FOR PAYMENT	% of payable Amount	Flat Value (RS.) (Incl. G.S.T) (A)	Extra Charges (RS.) (Incl. G.S.T) (B)	Deposit (RS.) (Excl. G.S.T) (C)	
<i>On Booking/ Expression of Interest</i>					
<i>On Allotment (Less the Booking/EOI Amount)- within 7 days from Booking</i>	10%				
<i>Within 15 days from Execution of Agreement</i>	15%				
<i>On or before Completion of Piling</i>	15%				
<i>On or before Completion of Foundation</i>	15%				
<i>On or before completion of the Ground floor</i>	10%				
<i>On or before Roof Casting of the 2nd floor</i>	5%				
<i>On or before Roof Casting of the 4nd floor</i>	5%				
<i>On or before Roof Casting of the 6th floor</i>	5%				
<i>On or before Roof Casting of the 8th floor</i>	5%				
<i>On or before Roof Casting of the 10th floor</i>	5%				
<i>On or before Roof Casting of the 11th floor</i>	5%				
<i>On or before hand over Possession for Fit outs/Interior works or registration of the conveyance deed, whichever be earlier</i>	5%				
<i>Amount payable towards Said Flat and Extra Charges (As mentioned in 'A' & 'B' above)</i>	100%				
<i>Deposits (As mentioned in 'C' above)</i>	100%				
<i>On or before hand over Possession for Fit outs/ Interior works or registration of the conveyance deed, whichever be earlier</i>					
TOTAL AMOUNT PAYABLE (A+B+C)					