

Date: .....

To

Mr/Mrs. .... & Mr/Mrs. ....

Add. ...., P.O- .....

Dist- ....., .....

Pin- .....

Email id: .....

Dear Sir/Madam,

**Subject:** Provisional Allotment of Apartment ‘.....’ reference your Application

Dated .....

Thanking you for being part of “**Westroad Iconic**”. This is in response to your application dated ....., we are pleased to allot you at our discretion Unit No. “.....” on the ..... Floor RERA Carpet area of ..... square feet along with RERA Balcony area of ..... Square feet , Built Up Area of ..... square feet, Chargeable/Super-built up area of ..... square feet more or less (**Unit**), at “**Westroad Iconic**”, situated at C S Dag No. 5689, R S Dag No. 3917, Mouza: Gopalpur, C S Khatian No. 1365, L R Khatian Nos. 7440, 7442, 25252, 25253 and 25254, J.L. No. 2, R S No. 140, Touzi No. 125B/1, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), ward no. N-2, Holding no. RGM 2 / 20, Block- M, Road name- Sir Ramesh Mitra Road (formerly east Beraberi), Police Station Narayanpur (formerly Airport), within the jurisdiction of ADSR, Bidhannagar, District 24 Pargannas North, Kolkata-700135 for a total consideration of **Rs...../- (Rupees ..... Only)** only, which is inclusive of cost of proportionate land, common portions, applicable & additional charges , standard installations & applicable Goods and Service Tax (GST).

The particulars of the Consideration and Other Charges are:

Sl.	Payment Description	Amount to be Paid
1	Cost of Unit @Rs ...../Sqft of Chargeable Area ..... Sqft	Rs...../- (Rupees ..... Only)
2	Cost of Open Parking/Covered Garage:	Rs...../- (Rupees ..... Only)
3	Charges for the Transformer Installation @Rs...../Sqft based on the Chargeable area .....Sqft	Rs...../- (Rupees ..... Only)
4	Stand-by power Back Up Installation @Rs.25/Sqft based on Chargeable area ..... Sqft.	Rs. Rs...../- (Rupees ..... Only)
5	Intercom facility in the Said Unit.	Rs. Rs...../- (Rupees ..... Only)
6	Electricity connection charge (Excluding WBSEDCL Quotation)	Rs. Rs...../- (Rupees ..... Only)
7	Advance for proportionate share of the common expenses/maintenance charges calculated @ Rs. 2/- per sqft for 12 (Twelve) months on Chargeable area ..... Sqft.	Rs. Rs...../- (Rupees ..... Only)
9	Association Formation Charge.	Rs. Rs...../- (Rupees ..... Only)
	<b>Total Consideration</b>	Rs. Rs...../- (Rupees ..... Only)
<b>Total Consideration with Applicable GST (Goods and Service Tax) @1% =</b>		
Rs. Rs...../- (Rupees ..... Only)		

Please send your remittance by Pay Orders / Demand Drafts / Cheques / NEFT / RTGS in favour of “**WESTROAD DEVELOPERS PVT LTD A/C-50442540521**” payable at Kolkata only of **Indian Bank**, Barasat SME Branch, IFSC Code **IDIB000B648**.

Your Customer Identity No. is: **WI/...../....** and hence forth, you are requested to quote this number as reference in all your future payments and correspondence.

### **TERMS AND CONDITIONS**

- 1) The Choice and allotment of a residential unit to the eligible applicants will be normally done on a First come first serve basis and subject to availability of the said residential unit on the date of allotment by the owners and their decision will be final and binding.
- 2) The application of a flat would enter upon a sale agreement for the flat with confirmed allotment of the specific residential flat applied for within 30 days. Terms and Conditions shall stand supersede by the Agreement for Sale and other documents of transfer. Any money receipt granted to the applicant shall be valid only for 30 days and application of the payee shall automatically stand withdrawn / cancelled in case of non-execution of agreement for sale within 30 days from the date of receipt.
- 3) Receipt for application money shall be subject to encashment of cheque in case of cheque payment. Full application money, without interest, will be refunded by the owner to the Applicant upon non allotment/cancellation of allotment/rejection of allotment.
- 4) In case the Agreement is not executed within 30 days of the application date and subsequently the application is cancelled for any reason, booking amount will be forfeited/ deducted (as per Clause No.7 of WBRERA Act) from application amount and the rest amount will be refunded by the Developer to the applicant.
- 5) In case the Agreement is not executed within the 30 days of the application date, the rate per sq. ft. may be escalated to the prevailing rate of the project.

6) All stamp duties, registration fees and allied execution and registration of agreements, sale deed or deeds and other documents to be executed and/or registered in pursuance of a confirmed allotment shall be borne and paid by the Applicant.

7) GST will be on extra the amount payable as per applicable rates in accordance with GSTIN and to be and paid by the Applicant.

8) On you're signing our standard Agreement for Sale within ..... (at our office by prior appointment with the undersigned), this Allotment Letter will automatically be replaced by our standard Agreement for Sale.

This Letter is being sent to you induplicate. Please sign the confirmation clause written below, as a token of your acceptance of the contents and return the same to us. Assure our co-operation at all times if required in future.

Mr. Rajendra Chatterjee  
*For, Westroad Developers Pvt Ltd*

**Confirmation Clause:**

I/We confirm and accept what is stated above.

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(Signature of Allottee/s)

Date: .....

Place: Rajarhat, Kolkata 700135