



**LUMBERMAN WOOD PVT. LTD.**

9/2, Kumrakhali  
Mathurapur Road  
P.O. Narendrapur  
Dt. 24-Parganas (South)  
Phone 2435-9003  
CIN : U51909WB1993PTC057371

**Application Ref:**

**dated:**

**Allotment Ref:**

**dated:**

**To,**

(Name, address and phone)

**Provisional Allotment Letter**

**Re: Provisional Allotment of Apartment No. ....on the ..... Floor in the Project "Southern Woods" at Holding No - 125 Kumrakhali Road, Garia, Mahamayatala, under Ward No. - 27, P.S. Narendrapur, Kolkata - 700103 (hereinafter referred to as the "said Apartment").**

Dear Sir/Madam,

We thank you for showing interest in our project and making application for provisional allotment for purchasing **Apartment No. ....on the ..... Floor** in the Project at **Holding No - 125 Kumrakhali Road, Garia, Mahamayatala, under Ward No. - 27, P.S. Narendrapur, Kolkata - 700103.**

With reference to your application reference number \_\_\_\_\_ dated \_\_\_\_, we have pleasure to confirm that you have been provisionally allotted the Apartment No. \_\_\_\_\_, Floor \_\_\_\_\_ admeasuring \_\_\_\_\_ sq. ft. ("**Said Apartment**") along with \_\_\_\_\_ Car Parking admeasuring \_\_\_\_\_ **sq. ft.**, the details whereof are enclosed herewith and marked as Annexure A.

The Total Consideration of the said Apartment is ₹. \_\_\_\_\_/-(**Rupees** \_\_\_\_\_ **Only**) inclusive of GST and other taxes as applicable. Any addition or alterations in the taxes / GST shall be intimated to you for which you shall be liable to pay. You shall additionally be liable to pay/ deposit charges for other amenities; the details of the Consideration Value along with other amenities and charges are enclosed herewith and marked as Annexure B.

The application money of ₹ \_\_\_\_\_/-(**Rupees** \_\_\_\_\_ **Only**) plus applicable GST paid by you to us will be adjusted against the total consideration. The balance consideration is to be paid by you as per schedule of payments enclosed herewith and marked as Annexure C. The application money and any such amount received as per payment schedule till execution of agreement of sale shall be treated as "**Earnest money**" / "**Booking amount**".

Corporate Office :

1/1A, VANSITTART ROW, KOLKATA - 700 001. PHONE : 2248-3475 / 7191. FAX : 2248-3691  
E-mail : padiakc@cal.vsnl.net.in



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You will be receiving the Sale Agreement [in the standard form prepared by our advocates in accordance with the Real Estate Regulatory Authority Act, 2016, West Bengal Real Estate (Regulation and Development) Rules 2021]. You are requested to execute the same within (.....) days of receiving written intimation from us in this regard.

This letter of allotment is issued in duplicate. You are requested to send us the signed acknowledged copy of the same as a token of acceptance of this allotment.

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

Thanking you,

Yours faithfully,

For LUMBERMAN WOOD PRIVATE LIMITED

Authorised Signatory

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**Annexure A**  
**[Apartment Details]**

Details	Particulars
<b>Apartment:</b>	
Flat No.	
Floor No.	
Super Built-up Area of Flat	
Built Up Area of Flat	
Carpet Area of Flat	
<b>Car Parking Space:</b>	
Ground Floor Covered /Open	

**Annexure B**  
**[Consideration]**

Details	Amount (in Rupees)
Agreed Rate per Sq.Ft. of Carpet Area	
Agreed Rate per Sq.Ft. of Carpet- Floor Escalation	
Agreed Rate per Sq.Ft. of Carpet Area - Prime Location Charge @ Rs.	
Apartment Consideration	
Car Parking	
GST	
Other Taxes, as applicable	
Total	

**[Extras & Deposits].....**

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Details	Amount (in Rupees)
Sinking Fund/SQ.FT	
Legal Charges	
Maintenance Charges/ SQ.FT (FOR 12 MONTHS x 4)	
CESC &Transformer Charges /SQ.FT	
Electric Meter	
Generator /KVA	
Association Formation Fees	
Rule 25 Charges/SQ. FT (If Applicable)	
Nomination Charges Before Registration	
Sonarpur Rajpur Municipality Tax Deposit	

*\*The cost of stamp duty and registration fee and registration cost shall be paid along with the last installment of payment as per the query slip that will be submitted to the allottee..*

**Annexure C**

**[Payment schedule]**

Details	Particulars
Booking Amount + GST	10% + GST
Agreement Amount (within 30 days from the Booking) + 50% Legal Fees	10% + GST
Ground Floor Roof Casting	10% + GST
3 <sup>rd</sup> Floor Roof Casting	10% + GST
5 <sup>th</sup> Floor Roof Casting	10% + GST
7 <sup>th</sup> Floor Roof Casting	10% + GST
9 <sup>th</sup> Floor Roof Casting	10% + GST
11 <sup>th</sup> Floor Roof Casting	10% + GST
Completion of Brick Work & Plastering	10% + GST
On Possession (EDC 100% + Registration + Legal Fees 50%)	10% + GST
Total	

*\*GST/ Applicable Tax: As applicable from time to time along with consideration amount.*

*\*The cost of stamp duty and registration fee and registration cost shall be paid along with the last installment of payment as per the query slip that will be submitted to the allottee.*

*\*Cancellation Charge before Sale Agreement Rs. 100000/- + Applicable Tax / GST will be deducted from Booking amount.*

*\*Cancellation Charge after Agreement 10% of Paid amount plus applicable charges + Applicable Tax / GST will be deducted from Booking amount.*

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