

13.3 No request for change in allotted parking space (if any) therein shall be entertained under any circumstances.

13.4 Allottee(s) shall use the parking space or any part thereof only for purposes for parking of two-wheeler vehicle/Light Motor Vehicles (depending upon the parking space allotted) only and strictly for no other purpose. Please be informed that Allottee(s) can park only one vehicle under all circumstances. As the parking spaces are integral amenity to the Apartments, the Allottee(s) shall not be entitled to separately transfer and/or deal with parking space(s) independent of the Apartment, for any other usage. No Parking Space shall be allowed to be encased either by a wall / mesh or by any other structure.

13.5 All other terms and conditions in relation to the usage of parking space shall be stated in the Parking Allotment letter.

#### 14. POSSESSION

14.1 BSHDPL shall endeavor to give possession of the Apartments and Parking Space/s (if any) in the manner as given below:

Spandan - within 24 months from the date of allotment of the Apartments as and when ready for possession.

Spriha - within 36 months from the date of allotment of the Apartments as and when ready for possession.

14.2 However, the handover of Apartment and/or Parking Space(s) is subject to:-

- Payment by the Allottee(s) of all dues in respect of the allotted Apartment and Parking space (s) including Stamp Duty, Registration Fee and any other applicable charges including statutory charges, taxes, duties, levies, cess etc as applicable under the Indian Law from time to time.
- Physical possession of the Apartments shall be withheld if all dues are not paid by the Allottee(s).

#### 15. FORCE MAJEURE:

15.1. Force majeure events which shall, inter alia, mean and include (but not to be limited to) Act of God / Nature, non-availability or irregular availability of essential input materials, strike by contractor, construction agencies employed / to be employed, litigation, non availability of statutory sanctions as per any local acts, public rules, non availability of peripheral infrastructural activities, change of Government and/or any Statutory Agency's unlawful or discriminatory delay, modification, denial or refusal to grant renew or revocation of any required permits, riots, strike, bandh or civil commotion, non-availability of venue for conducting Draw of Lot, injunction, court order or direction from any governmental authority that prevents or restricts BSHDPL from complying with any or all the terms and conditions as stated in this GTC or such other reasons beyond the control of BSHDPL.

15.2. BSHDPL shall not be held responsible or liable for non-observance of any of the terms of this General Terms and Conditions (hereinafter referred to as "GTC") and/or due to the failure or delay in conducting Draw of Lots, handing over of the possession of the Apartment and/or parking space as a consequence of an event or circumstance of Force Majeure for so long as that event or circumstance of Force Majeure is in effect and continuing.

...circumstance of Force Majeure causing a delay in the performance of an ... of GTC then the period for performing suc...



## Bengal Shapoorji Housing Development Pvt. Ltd.

Ref No: P5/117142/PW1

BY SPEED POST

Date: 05/09/2016

Mr. Jagannath Das  
23 B Kalyan Mohan Koodar Road Po  
Ps Regent Park Tollygunge  
P.S. Regent Park P.O. Regent Park  
Kolkata - 700040  
West Bengal

2nd Applicant Name (if any):

Dear Sir / Madam,

**Ref: Provisional allotment of Apartment no.: E/381/0401 (Spandan) along with Parking No E-381/S13 - 2 Wheeler In-Stilt Parking at "Shukhobrishti", Phase 6, situated at Plot # E-1/E-2, Action Area - III, New Town, Kolkata.**

Welcome to "Shukhobrishti" at Action Area - III, New Town, Kolkata.

We are pleased to inform you, that your Application Form no. P5/117142 was successful in the "Draw of Lots" held on 8<sup>th</sup> June, 2016 and Apartment No. E/381/0401 along with Parking No. E-381/S13 - 2 Wheeler In-Stilt Parking has been provisionally allotted to you subject to compliance of the General Terms & Conditions (GTC) as applicable for "Shukhobrishti" at AA-III, New Town, Kolkata. The price of apartment under Installment Payment Scheme is Rs. 6,00,160/- . This price of apartment is excluding of any applicable taxes, levies, duties, cess, deposits, reimbursements and registration related expenses etc.

In reference to above mentioned provisional allotment of apartment, please find enclosed herewith the "Statement of Dues" referred to as Annexure-I. The amount mentioned therein shall be payable by you within the due date as indicated in the said Annexure- I, by DD/Pay Order in favour of the account title as mentioned in instruction sheet and pay-in-slip (s) attached herewith. The Allotment money & applicable installment payments shall have to be paid by you directly to the HDFC Bank Branches (list of Branches mentioned in instruction sheet) along with duly filled pay-in-slip (s) attached herewith.

This allotment is provisional and subject to the following:

- Allotment Money is to be paid within the due date mentioned in Annexure-I. In case of Non-payment within stipulated time, the Allotment of Apartment shall automatically get cancelled. No extension of due date and/or grace period would be allowed for payment of allotment money, under any circumstances.
- Delayed payment of installments will attract interest payable by you. Delay in payment of any installment beyond two months from the due date will cause cancellation of provisional allotment as per Clause 12 of GTC.

Regional Office  
Mira Tower, 6th floor  
DN-27, Sector-V, Salt Lake  
Kolkata - 700 091  
Ph: 033-6609 4201 - 4204  
Fax: 033 6609 4209

Corporate Office  
"SP Center"  
41/44, Minoo Desai Marg  
Colaba, Mumbai - 400 005  
Ph: +91-22-6749 0000  
Fax: +91-22-6633 8176

Regd. Office  
70, Nagindas Master Road  
Fort, Mumbai - 400 023  
www.spraalestate.in  
CIN: U65990MH1988FTCO49619



\* Kolkata: marchhousing @ shapoorji.com



**Bengal Shapoorji Housing Development Pvt. Ltd.**

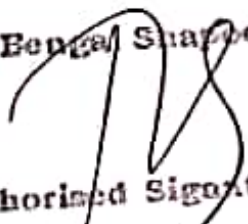
- iii. In case of delay and/or deviation in the amount as mentioned in Annexure -1, please contact us at our Kolkata Office.
- iv. No further intimation will be sent to you as reminder for making payment for allotment / installment(s) as mentioned in Annexure: I
- i. In regard to payment of Final Installment and Registration related dues, a separate letter will be sent by us to you as mentioned in Annexure-I. You shall make the payment on demand for the same as per the General Terms and Conditions.
- ii. You shall execute necessary documents for registration and/or conveyance as per the standard format of the Company, on or after delivery of possession of apartment, as may be required.

Please note that this offer of provisional allotment shall not be treated as an agreement for sale or transfer. It is further clarified that Deed of Conveyance would be executed and registered only after delivery of possession of the apartment and all amounts paid will be treated as deposits till the sale of the apartment in your favour is completed.

We assure you of our best services at all times.

Thanking you,  
Sincerely

For Bengal Shapoorji Housing Development Private Limited

  
Authorized Signatory

Category of Services :  
1) Maintenance or Repair Service  
2) Construction of Residential Service  
3) Legal Consultancy Service

Service Tax Regd. No. : AACCM1595PST001  
PAN No. : AACCM1595P

Allottee's PAN No. : AGTPD3471D  
Jt.Allottee's PAN No(If Any) :

Encl.: a) Statement of Dues - "Annexure-I"  
b) Instruction sheet.  
c) Pay-in-Slips for "Annexure-I"

Regd. Office

