

Re:-SC#17/UTSAV-_____/20__-__,

Date:- _____

To

Re: Offer for provisional Allotment of the one Self Contained **Flat No.** _____ on the _____ Floor of **Block** admeasuring an area of _____ **sq.ft.** (_____ **sqm**) Saleable area and right to use and/or Park One **Covered** Four Wheeler Car in Car Parking Space on the Ground Floor at “**Utsav**”, **3, Garia Place, (Holding no. 233)** Post Office:- Garia, Police Station:- Sonarpur, Kolkata 700 084, under Ward No. 29, of Rajpur Sonarpur Municipality, under Additional District Sub-Registrar, Garia, District 24 Parganas South.

Dear Sir/Madam,

We are pleased to inform you that the **Flat No.** _____ on the _____nd Floor of **Block** having **Carpet Area** _____ **Sq. ft.** (_____ **sqm**) which includes **CB area** of _____ **sq. ft.** (_____ **sqm**) along with a **Covered Balcony** having an area of _____ **sq. ft.** (_____ **sqm**) and corresponding to **Built-Up area** _____ **sq. ft.** (_____ **sqm**) corresponding to Salable Area (Super Built-up) _____ **sq. ft.** (_____ **sqm**) together with the variable proportionate undivided and indivisible share or interest in the Land underneath the Block attributable to the Unit and right to use and/or Park One **Covered** Four Wheeler Car in Car Parking Space on the Ground Floor at “**Utsav**”, also together with the proportionate undivided indivisible share in the common parts and facilities in the Block and also together with the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the **COMPOSITE UNIT**), has been provisionally allotted in your favour on the basis of your Application No. **SC#17/UTSAV-_____/_____-__** dated _____ and on your depositing the application money of **Rs. _____/- (Rupees _____ Only)**. The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto. The Car Parking No. will be identified on the date of possession.

The price of the said Composite Unit is **Rs. _____/- (Rupees _____ Only)**.

The payment has to be made as per the schedule below:-

SL. NO.	Payment Schedule	%	Amount (Rs.)
1	On Application		
2	On Allotment (Less Application Amount)	10%	
3	On Execution of Agreement For Sale	10%	

4	On Completion of Foundation	10%
5	On Completion of Ground Floor Roof Casting	10%
6	On Completion of 1st Floor Roof Casting	10%
7	On Completion of 2nd Floor Roof Casting	10%
8	On Completion of 3rd Floor Roof Casting	10%
9	On Completion of 4th Floor Roof Casting	10%
10	On Completion of Brick work of the Unit	15%
11	On Completion and Possession of the Building	5%
TOTAL(Rs.)		

The aforesaid payment is to be made within **15(fifteen) days** from the date of issue of the demand. Timely payment is the essence of the Contract.

NOTE- GST as applicable is also payable with the payments.

The payments are to be made by means of Pay Order/Demand Draft/NEFT/RTGS/Account Payee local Cheque drawn in favour of “**SOHAM CONSTRUCTION**” and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to the following office:

20, Garia Place, Police Station – Sonarpur, Post Office:- Garia, Kolkata- 700084

The Extras and Deposits as stated in the GTC will become payable within 15 days of the demand notice being made as per the payment schedule as follows:

(DEPOSITS & EXTRA CHARGES)

A.	EXTRA CHARGES	
1	Generator	Rs. 60/- per Sq.Ft on Chargeable area
2	Transformer & Electricity Expenses	Rs 50/- per Sq.Ft on Chargeable area.
3	Legal Charges	1% of the Total price
4	Formation of Association and Builders Service Charges (<i>As applicable on actual</i>)	
5	Stamp Duty and Registration Fee	At Applicable rate on the Agreement value.
6	Maintenance Expenses	Rs. 2.75/- per sq ft for 2 years
7	Cost for installation of integrated communication facilities (CC TV/Intercom)	Rs. 5,000 /- per unit
B	DEPOSITS	

1	Electricity Deposit (personal Electric Meter)	At Actual
2	Maintenance Corpus Deposit	Rs. 40 per sq. ft. of the Salable Area.
Note : Service Tax/GST as applicable		

(1) At the time of registration if market value is more than allotment value additional stamps duty as per the valuation to be paid at the time of registration.

(2)

- a) 1.000 (One) KVA Power back-up will be provided for 3(Three) Bed Room Flats
- b) 0.800 (Zero decimal Eight Hundred) KVA Power back-up will be provided for 2.5 (Two point Five) Bed Room Flats
- c) 0.750 (Zero decimal Seven Hundred Fifty) KVA power back-up will be provided for 2 (Two) Bed Room Flats

(3) Item Nos. 1, 2, 5 herein above will be paid by the Allottees to the Developer before possession of the flat and/or as and when required.

(4) Item No. 3 you will be required to pay a part payment of Rs. 10,000/- out of 1% of Total agreed Legal Charges on or before execution of the Agreement for Sale and remaining and/or balance shall be paid before taking possession of the Unit or execution of conveyance whichever is earlier

(5) Item No 6, 7 of A and B will be paid at the time of possession.

(6) Service Tax/GST as applicable and any other Tax or Taxes as may be applicable from time to time shall also be payable by the Allottee.

A copy of this letter duly signed by you on each page as a token of acceptance of this Provisional Letter of offer of Allotment are to be submitted along with the allotment money. As soon as you accept the offer it will be deemed that you have accepted all the terms of the registered GTC

This allotment offer is provisional and subject to:-

a) Your strict compliance of the terms and conditions contained in the GTC. Your making punctual payment of the price money in the manner mentioned above.

b) Your executing necessary documents as per the standard format of Utsav on or before delivery of the possession of the unit and the right to use Car Parking Space, if any.

Please note that this allotment letter shall not be treated as an agreement for sale or transfer and the installments paid will be treated as deposits till the sale of the unit and the right to use Car Parking space, if any in your favour is completed.

The Allotment offer read with the Application, GTC supersedes all other publications and/or communications and none of the parties shall be entitled to set up any oral agreement.

Your Customer's Identification Number (CIN) is **SC#17/UTSAV-1006/2017-18.**

Please quote your CIN number and the Unit No Allotted in your favour, in all your future correspondence.

We will appreciate if you kindly confirm the acceptance of Allotment offer and send us the payments and other amounts in token of your acceptance within 15 days. Needless to say in default the Allotment Offer will stand cancelled entitling us to forfeit Rs.75,000/- plus service tax out of the Application money.

This letter of offer is being sent to you in duplicate. Please retain one copy with you and sign and return the other copy as a token of your acceptance

Thanking you,
Yours faithfully,

FOR SOHAM CONSTRUCTION

PARTNER

Enclosed: 1. Typical Floor Plan of the Block identifying the Unit.

We Confirm and accept the allotment as stated above:

Signature of Sole/First Allottee

Signature of Co - Allottee