

Date:

To
[•]

Re: Provisional Allotment of Flat No. [•] with Balcony on [•] Floor of Block/Tower [•] at 'Windmere', Mouza Talbanda, J.L. No.28, within the limits of Bilkanda-1 Gram Panchayat, Police Station New Barrackpore (formerly Ghola and before that Khardah), District North 24 Parganas (Said Space)

Dear Sir / Madam,

1. This is in response to your Application dated [•].
2. We have received from you the Application Money for the Said Space.
3. We are pleased to offer the provisional allotment of the Said Space, comprising of (i) Flat No. [•] on [•] Floor of Block/Tower [•], having [super built up area approximately [•] square feet, built up area approximately [•] square feet and carpet area approximately [•] square feet,] (Said Flat), (ii) [•] Balcony with the said flat having an area of approximately [•] square feet (Said Balcony) at 'Windmere' in Mouza Talbanda, J.L. No.28, within the limits of Bilkanda-1 Gram Panchayat, Police Station New Barrackpore (formerly Ghola and before that Khardah), District North 24 Parganas, for a Total Price of Rs. [•] only including Preferred Location Charges, Floor Escalation Charges, Proportionate cost of Common Areas including external wall thickness etc and the right to park medium size motor car/two wheeler on the ground floor/basement, if any.(Unit Price)

A lay out of the Said Flat, demarcated in colour **Red**, is annexed herewith.

The Said Parking Space will be identified on the date of possession.

4. You may be aware that with effect from 1st July, 2017, the Service Tax regime has been replaced by the Goods & Service Tax (GST) regime and GST is applicable @ 12% on all billing for construction service. We now wish to bear some GST burden with you by providing commensurate reduction and /or discount of Rs. [•] on the consideration payable by you. We have provided you comprehensive discount of Rs. [•] /- (Rupees [•] only) including but not limited to the GST discount as mentioned hereinbefore. It may be noted that the Total Price has been arrived at after providing the instant discount as aforesaid.

5. The payment of Unit Price and Extra Charges & Deposits collectively the Total Price is to be made as per the Payment Schedule given herein below. The Demand Notice for payment of each installment of the Total Price, the Extra Charges & Deposits and for any other charges will be sent to you and the same to be made within 15 (fifteen) days from the date of such notice.

PAYMENT SCHEDULE

Sl.	Description	Amount/Percentage
i)	Application Money	Rs.1,00,000/- + GST
ii)	Booking Amount	10% of Total Price + GST (after adjustment of the Application Money)
iii)	On Agreement (payable within 30 days from the date of Application)	10% of Total Price + GST + 50% of Documentation Charges + GST
iv)	On Completion of Piling of the Block of the Said Flat	10% of Total Price + GST
v)	On Completion of Ground Floor Slab Casting	7.5% of Total Price + GST
vi)	On Completion of 4 th Floor Slab Casting	7.5% of Total Price + GST
vii)	On Completion of 7 th Floor Slab Casting	7.5% of Total Price + GST
viii)	On Completion of 11 th floor Slab Casting	7.5% of Total Price + 50% of Transformer/HT Charges + 50% of Generator Charges + GST
ix)	On Completion of Brick work of Said Flat	10% of Total Price + GST
x)	On Completion of flooring work of the Said Flat	10% of Total Price + GST
xi)	On Completion of the Said Flat	10% of Total Price + GST
xii)	On or before Possession	10% of Total Price + GST+ Balance 50% of Documentation Charges + balance 50% of Generator Charges + balance 50% of Transformer/HT Charges + Maintenance Deposit + Sinking Fund Deposit + Deposit for Rates & Taxes + + charges for Electric Meter (in actual) + Community Facility Charges + Charges for Formation of Association + GST (as applicable)

6. Timely payment is the essence of the Allotment. Interest on delayed payment will prevailing savings bank rate of interest.
7. All payments are to be made by Pay Order/Demand Draft/Account Payee Cheque drawn in favour of '**Heritage Regency Developers LLP**' on any Bank, payable at **Kolkata**.
8. The Extra Charges & Deposits, detailed in the Chart below, are to be paid as per Schedule mentioned hereinabove:

EXTRA CHARGES & DEPOSITS

Sl.	Description	Amount/Percentage
i)	Documentation Charges	Rs. [●]/- + GST
ii)	Generator Charges	Rs. [●]/- per KVA + GST (2BHK : 0.75 KVA/3BHK : 1KVA/4BHK : 1.25 KVA)
iii)	Charges for Transformer/HT Electricity Supply	Rs. [●]/- per sq. ft. + GST
iv)	Maintenance Deposit	Rs. [●]/- per sq. ft.
v)	Sinking Fund Deposit	Rs. [●]/- per sq. ft.
vi)	Deposit for Rates & Taxes	Rs. [●]/- per sq. ft.
vii)	Charges for Electric Meter	At actual
viii)	Charges for Community Facility Charges	Rs. [●]/- per sq. ft. + GST as applicable
ix)	Charges for Formation of Association	Rs. [●]/- per flat + GST as applicable
x)	Cancellation Charge	<ul style="list-style-type: none"> • Before Agreement – Rs.50,000/- + GST as applicable • After Agreement – 10% of Total Price + GST as applicable
xi)	Nomination Charge	Rs. [●]/- per sq. ft. + GST as applicable
xii)	Cheque Dishonour Charges	Rs. [●]/- per cheque + GST as applicable
xiii)	Interest Free common area maintenance charges for 12 months	Rs.[●]/- per sq.ft of Unit Carpet area to be paid as per notice of possession

9. In addition to the above, you will also be required to pay / deposit, prior to registration of the Deed of Conveyance in your favour as and when demanded, all stamp duties, registration fees, and allied expenses on execution and registration of the Agreement(s) for Sale, Deed(s) of Conveyance and such other Deeds or Documents, as may be required to be executed and/or registered in pursuance of the allotment.

10. This allotment offer is provisional and subject to:-
 - a) Your strict compliance of the terms and conditions contained herein;
 - b) Your making timely payment of the Total Price in the manner mentioned in the Payment Schedule; and
 - c) Your executing necessary Agreement/documents as per the standard format.
11. Please note that this provisional allotment letter shall not be treated as an agreement and/or document for transfer/sale of the Said Space and the installments paid will be treated as deposits till transfer of the Said Flat and the Said Parking Space, if any, in your favour is completed.
12. This offer supersedes all other documents/papers/publications and/or any communications.
13. On your signing of the standard Agreement for Sale, the Application Form, standard Agreement for Sale and Allotment Letter would be read together.
14. This offer of provisional allotment is not transferable. No nomination shall be allowed for a period of 1 (one) year from the date of the Agreement.
15. You are requested to confirm the acceptance of this offer of provisional allotment of the Said Space **by signing on each page of the second copy** of this offer letter and **return the same** along with the payment of Allotment Money and other amounts, if any, within 15 (fifteen) days from the date of receipt of this letter.

Needless to say, in default, this offer will stand cancelled entitling us to forfeit a sum of Rs. [•]/- (Rupees [•]) only plus applicable taxes, out of the Application Money.

Thanking you,
For **Heritage Regency Developers LLP**

Authorised Signatory

Acceptance & Confirmation:

I/We confirm and accept with full satisfaction for the offer of provisional allotment as stated above:

(Signature of Sole/First Allottee)

(Signature of Joint Allottee)

Date:

Place: