

Ref No:

Date: XX-XX-20XX

To,
Mr. XXXXX
ADDRESS
[Customer Identity No. ____]

Sub: Provisional Allotment of Apartment No. [●] on the [●] floor of Tarang Tower [●] at Shristinagar Asansol (HIRA Registration No. [●]; webpage[●])

Ref: Your Application No. [●] dated [●].

Dear Sir,

In response to your application, we are pleased to provisionally allot in your favour a [●] BHK **Apartment No. [●] on the [●] floor of Tarang Tower / Block [●]** at 'Shristinagar Asansol' lying and situated at [●], West Bengal, having a carpet area of [●] sq. ft. exclusive balcony having an area of [●] sq. ft., exclusive open terrace having an area of [●] sq. ft. (if any) and super built up area of [●] sq. ft. (hereinafter called the **Apartment**) along with [●] number of open/covered car parking space admeasuring [●] sq. ft. on the basement/ground floor. We also acknowledge receipt of Rs. [●] (Rupees [●]) towards part payment of Booking Amount for the Apartment.

The Total Price of the Apartment along with car parking space is confirmed at Rs [●]/- (Amount in words) and since you have opted for Down Payment Plan/ Installment Payment Plan, you are required to pay the balance amount as per the Payment Schedule annexed herewith. Please note that the Total Price includes taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax and cess,) up to the date of handing over the possession of the Apartment.

Breakup of Total Price:

Cost of Apartment	Rs. _____/-
Preferential Location Charges ("PLC")	Rs. _____/-
Cost of Parking Space (if applied for)	Rs. _____/-
Goods and Service Tax on Price of Apartment and Parking Space	Rs. _____/-
One time Club Membership Fees	Rs. _____/-
Common Area Maintenance Charges for 12 months	Rs. _____/-
Goods and Service Tax as applicable on Club Membership Fees and Maintenance Charges	Rs. _____/-

(Goods and Service Tax will change as and when there is an amendment in rate of Tax by Statutory Authority)

Please note the Apartment shall be allotted in your favour only upon receipt of the balance Booking Amount in terms of the Application Form. Therefore, we request you to make a payment of Rs. [●] plus GST of Rs. [●] aggregating to Rs. [●] (Rupees [●]) towards the Booking Amount for the Apartment and Parking space (if applied for) by Pay Order/Demand Draft/Cheque in favour of "Bengal Shristi Infrastructure Development Limited", payable at Kolkata, within [●] days from the date of this letter, i.e., on or before [●], failing which this provisional allotment will automatically stand terminated and Bengal Shristi Infrastructure Development Limited will be free to deal with the Apartment at its sole discretion.

This offer of provisional allotment shall not be treated as a Lease or transfer document and does not create any right whatsoever or howsoever in your favour. The allotment of the Apartment shall remain provisional till the time a formal 'agreement for Lease' is executed in your favour. The stamp duty, registration fee and incidental expenses with respect to the same shall be payable and borne by you.

We shall be sending you from time to time, the demand notice for future balance installment payments, which are to be paid in terms of the agreement for Lease of the Apartment to be executed and registered.

Upon receipt of the balance booking amount including GST as stated herein above, the copy of Agreement for Lease printed on Stamp Paper will be sent to you for your perusal and records and intimate you the proposed date(s) for execution of the said Agreement for Lease.

Your **Customer Identity** No. is [●] and henceforth, please quote your Customer Identity No. as reference for your future payments and correspondence.

As a token of your acceptance of the provisions herein kindly sign and return duplicate copy of this letter attached herewith for our record.

Assuring you the best of our professional services at all times.

Thanking You,

Yours Sincerely,
For **Bengal Shristi Infrastructure Development Limited**

(Authorised Signatory)

Encl:

- 1) Payment Schedule
- 2) Money receipt of Application Money

I/We have gone through the contents of the letter and I/we agree and accept the same.

(Signature of Applicant)

(Signature of Joint Applicant)

PAYMENT SCHEDULE

DOWN PAYMENT PLAN

STAGE

PAYMENT

Application Money (being part of Booking Amount)	5 % of the Total Price of Apartment, PLC and Parking Space
Balance Booking Amount payable before registration of Agreement for Lease	5% of the Total Price of Apartment, PLC and Parking Space.
Within 45 days of registration of Agreement for Lease	90% of the Total Price of Apartment, PLC and Parking Space.

OTHER CHARGES

(i) One time non refundable payment for Club Membership Fee (50% payable at the time of execution of Agreement for Lease and 50% payable at the time of possession)	Rs. _____/-
(ii) Common Area Maintenance Charges for 12 months (Payable at the time of possession)	Rs. _____/-
(iii) Corpus Deposit (Payable at the time of possession)	Rs. _____/-
(iv) Legal and documentation charges (50% payable at the time of execution of Agreement for Lease and 50% payable at the time of possession)	Rs. _____/-

Goods and Service Tax as applicable shall be payable by the Allottee.

CONSTRUCTION LINKED INSTALLMENT PAYMENT PLAN

STAGE

PAYMENT

Application Money (being part of Booking Amount)	5 % of the Total Price of Apartment, PLC and Parking Space.
Balance Booking Amount payable before registration of Agreement for Lease	5 % of the Total Price of Apartment PLC and Parking Space.
On completion of foundation	10% of the Total Price of Apartment PLC and Parking Space.
On casting of 2nd floor roof	10% of the Total Price of Apartment PLC and Parking Space.
On casting of 4th floor roof	10% of the Total Price of Apartment PLC and Parking Space.
On casting of 6th floor roof	10% of the 10% of the Total Price of Apartment PLC and Parking Space.
On casting of 8th floor roof	10% of the 10% of the Total Price of Apartment PLC and Parking Space.

On casting of 10th floor roof	10% of the 10% of the Total Price of Apartment PLC and Parking Space.
On casting of 12th floor roof	10% of the 10% of the Total Price of Apartment PLC and Parking Space.
On completion of brick work and internal wiring	10% of the 10% of the Total Price of Apartment PLC and Parking Space.
On Possession	10% of the 10% of the Total Price of Apartment PLC and Parking Space.

OTHER CHARGES

(v) One time non refundable payment for Club Membership Fee (50% payable at the time of execution of Agreement for Lease and 50% payable at the time of possession)	Rs. _____/-
(vi) Common Area Maintenance Charges for 12 months (Payable at the time of possession)	Rs. _____/-
(vii) Corpus Deposit (Payable at the time of possession)	Rs. _____/-
(viii) Legal and documentation charges (50% payable at the time of execution of Agreement for Lease and 50% payable at the time of possession)	Rs. _____/-

Goods and Service Tax as applicable shall be payable by the Allottee.