

Dated:

To,

Re: Provisional Allotment of the Flat No. [•] on the [•] Floor of Block No. [•] at "Signum Aristo", 76/1B, Bidhan Sarani Ward No-16, P.S.- Burtolla, Kolkata- 700 006

Dear Mr. & Mrs.,

We are pleased to offer the provisional allotment of Flat No[•] on the [•] floor of Block No. [•] having a built-up area of [•] sq.ft approx. corresponding to a super built-up area of [•] sq.ft. approx. on the basis of your Application No. [•]dated [•]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 on the ground floor/basement/Mechanical, if any.(Unit Price).

Payment to be made as per the payment schedule given herein below. The Demand Notice for payment of each installment, the extra charges and for any other payments will be send to you and the same to be made within 15 days from the date of receipt of the notice.

PAYMENT SCHEDULE

1	Application Money	Rs. [•] /- + GST
2	Booking Money (Payable Within 15 days from the date of Allotment)	{10 % of Total consideration (-) Application Money} + GST
3	At the time of Agreement	10 % of Total consideration GST + 50 % of documentation / Legal Charges + GST as applicable
4	On Completion of Ground Floor Casting	10 % of Total consideration + GST
5	On Completion of 3 rd floor roof casting	10 % of Total consideration + GST
6	On Completion of 7 th floor roof casting	10 % of Total consideration + GST
7	On Completion of 11 th floor roof casting	10 % of Total consideration + GST
8	On Completion of 15 th floor casting	10 % of Total consideration + GST
9	On Completion of 18 th floor casting	10% of Total consideration + GST
10	On Completion of Brick work (of said unit)	10 % of Total consideration + GST
11	On Completion of Flooring (of said unit)	5 % of Total consideration + GST
12	On possession	5 % of Total Consideration + GST + Balance amount of documentation / Legal Charges + Maintenance Charges + Deposits for Rates & Taxes + Sinking Fund + Electricity Meter (at actual) + GST as applicable

Timely payment is the essence of the provisional allotment. Interest @18% per annum will be applicable for late payment.

All payments to be made equally by Pay Order/Demand Draft/Account Payee Cheque drawn in favour of "LOKA PROPERTIES PRIVATE LIMITED & PATCORP CONSTRUCTIONS PRIVATE LIMITED" on any Bank, payable at Kolkata.

The Extra Charges and Deposits detailed hereunder to be paid along with Service tax as applicable :

EDC & Deposits

1	Generator Charges	Rs [•] /- per KW (3 BHK – 2KVA)
2	Transformer/HT Services	Rs [•]/- per sq.ft
3	Documentation Charges	Rs [•]/- per unit
4	Maintenance Deposits	Rs [•]/- per sq.ft
5	Sinking Fund	Rs [•]/- per sq.ft
6	CESC Security Deposit	As per actual
7	Deposits for Rates & Taxes	Rs [•]/- per sq.ft
8	Cost of formation of Society	As per actual
9	Cancellation Charge	Rs [•]/- Before Allotment, Rs. [•]/- Before Agreement, Rs. [•]/- After Agreement.
10	Nomination Charge	Rs [•]/- per sq.ft
11	Lock In period	12 months from the date of Agreement
12	Late payment charges	Interest @18% per annum
13	Cheque bounce charges	Rs [•]/- per cheque

This allotment offer is provisional and subject to:-

- a) Your strict compliance of the terms and conditions contained herein; and
- b) Your making timely payment of the total consideration in the manner mentioned in the payment schedule; and
- c) Your executing necessary Agreements/Documents as per the standard format within one month from the date of Allotment.

Please note that this provisional allotment letter shall not be treated as an agreement and/or document for transfer/sale of the said flat and the installments paid will be treated as deposits till the transfer of the flat and right to park, if any, in your favour is completed.

This offer supersedes all other previous documents/papers/publications and/or any communications.

This offer of provisional allotment is not transferable.

You are requested to confirm the acceptance of this offer of provisional allotment of the said flat 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 fifteen days from the date of receipt of this letter. Needless to say, in default, this offer will stand cancelled and entitling us to forfeit Rs. [•] out of the Application money.

Also note that the necessary Agreement for Sale and or documents is/ are to executed by you within the time as stipulated hereinabove, failing which this letter of provisional allotment shall stand cancelled and entitling us to forfeit Rs. [•] out of the amount received by us.

Thanking you,

FOR LOKA PROPERTIES PRIVATE LIMITED

Authorized Signatory

FOR PATCORP CONSTRUCTIONS PRIVATE LIMITED

Authorized Signatory

I/We confirm and accept the provisional allotment stated above:

Signature of Sole/First Allottee

Signature of Joint Allottee

Place:

Date: