

**ALLOTMENT LETTER**

Date:

To

**Re: Allotment of Unit No....., having a carpet area of ..... square feet ( ..... square meters), super built-up area of..... square feet ( ..... square meters) approx of type ..... on the ..... Floor in Tower - ..... along with the right to park ..... car(s)/two-wheeler(s) in the [covered/open] parking space measuring an area of [ ] square feet ([ ] square meters)at the ground floor level (“Property”), in the complex known as DAKSHINATYA situate at Mouza Dudhnai, J.L. No. 107, L.R. Khatian No. 554, P.S. Baruipur, Dist 24 Parganas -South, West Bengal, India. (“Project”).**

**Customer Code -**

Dear Sir and Madam,

With reference to your Application dated ..... for allotment (“Allotment”) of the Property, we are pleased to inform you that the "Property", details of which are set out in **Schedule A** in the attached ‘Annexure’, has been allotted to you on the following terms and conditions:

**1. Details of Property:**

<b>Apartment No</b>	<b>Floor No</b>	<b>Apartment Type</b>	<b>Carpet Area (Sqft)</b>	<b>Car /Two wheeler Parking Type</b>	<b>Car /Two wheeler no. of units</b>

2. **Total Price and other charges:** The Sale Price of the Property is Rs.....The Extras & Deposits and Taxes shall be paid as per provisions contained in Agreement for Sale (“AFS”) and in the manner as mentioned in the agreed Payment Schedule.

3. We are also pleased to inform you that you need to execute the Agreement for Sale (“AFS”) with us within 30 (thirty) days from the date of this Allotment Letter, i.e. by .....(“**Due Date**”).

4. For your ready reference we have set out below the activities you need to strictly comply within the Due Date:

- (i) Sign this Allotment Letter and return the same to us within 30 days from the date of issuance of this Allotment Letter;
- (ii) Pay the Allotment Money within 30 days from the date of issuance of this Allotment Letter .
- (iii) Pay the requisite legal expenses including stamp duty charges and registration costs as applicable and payable by the Allottee(s) for the execution and registration of the AFS.

5. The Allotment of the Property shall be governed by the provisions of the Application Form, AFS and this Allotment Letter. The provisions of the AFS shall at all times be

read as a part and parcel of this Allotment Letter. The words starting in capital letters shall have the meaning respectively assigned to them in the AFS.

6. The Property shall be deemed to have been allotted to you only when within 30 (thirty) days from the date of this Allotment Letter (i) the duplicate copy of this Allotment Letter duly signed by you is received by us, (ii) the AFS is executed by you; and (iii) the Allotment Money as indicated in the **enclosed** Payment Schedule is paid to us. In case you fail to adhere to the above timeline in fulfilling all the conditions mentioned above, you will be deemed to be a defaulter and the Promoter shall issue a notice to you asking to comply with the conditions within 15 (fifteen) days from the date of notice, failing which the Application and this Allotment Letter shall stand automatically cancelled/withdrawn and cancellation/withdrawal charges shall apply as per the agreed Payment Schedule. In case of such cancellation/withdrawal, you shall have to make fresh Application for an Unit (if then available) at the Price then prevailing.
7. The timely payment of all installments and the continued compliance by you of the provisions of the AFS and this Allotment Letter shall be the essence of the Allotment.
8. The Promoter shall have full rights, powers and authority at all times to do all acts and things which may be considered necessary and expedient by it for the purpose of enforcing the provision of this Allotment Letter including the provisions of the AFS and other reservations imposed, if any, in respect of the Property hereby allotted and to recover from you, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way related thereto.
9. Please quote your Customer ID, as set out herein in all your future correspondences with us.
10. The Promoter reserves the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any conditions and/or restrictions imposed by the authorities concerned or any change and/or amendment or levy of any applicable laws etc. and you shall be deemed always to have consented to such changes or amendments in the terms and conditions.
11. The allotment of the Property shall be provisional and shall remain so till such time a formal Transfer/Conveyance Deed for transfer of the same is executed and registered in your favour.

We look forward to a meaningful association with you.

Thanking You.  
Yours faithfully,  
**For Bengal Shrachi Housing Development Limited**

\_\_\_\_\_

I/We hereby accept the above terms and conditions

\_\_\_\_\_  
**Sole/First Allottee**

Date:

Place:

\_\_\_\_\_  
**Joint Allottee**

Date:

Place:

## Annexure

### Schedule A: Details Of the Property

Name of applicant:

Customer Code:

Project: Dakshinatya

Unit Details: Unit No: .., Tower:

Area (sq ft) (Carpet/ Built Up area/ Super Built up area) : ..... Sq. Ft.

Area (sq meters) (Carpet/ Built Up area/ Super Built up area) : ..... Sq. Mts

Payment Plan: .....

Parking/s: .....

### Schedule B: Details Of the Price

#### Base Cost Charges Breakup

Charge Name		Amount (INR)
Base Price		
PLC		
Parking Space Type	No. of Units	
<b>Total Price :</b>		

#### Extras & Deposits Breakup

Charge Name	Amount (INR)
Maintenance Security Deposit	
DG Charges for .....Watt	
Documentation Charges	
Interest Free Maintenance Security Deposit	
Upgradation Cost	
CGST-CGST 9%	
SGST-SGST 9%	
<b>Total :-</b>	

### Schedule C: Payment Schedule

Description	Due Date	Amount (INR)
On Application		
On Allotment (within 15 days from Application date)		
Upon execution of AFS (within 30 days from date of Allotment Letter)		
On final notice of possession	-	
	<b>Total:-</b>	

### Schedule D: Bank Details