

To,

Date: _____, 20 ____

Mr./Mrs./Ms. _____

(Address)

Re: Provisional Allotment Letter of **Unit No.** ____
on the ____ Floor of the Phase I Building
together with right to park ____ No(s) of car(s)
in the Open/Covered/mechanized Car Parking
on the Ground Floor at the Complex namely
“Benchmark Aspire” having Holding No.
_____, Bidhannagar, Kolkata.

Madam/Dear Sir,

We are pleased to inform you that the **Unit No.** ____ on the ____ floor of the Phase I building having Carpet area of ____ Sq.ft.@ Rs. _____ per Sq.ft. corresponding to Built-up area ____ Sq.ft. together with right to park car(s) in the Open/Covered/mechanical Car Parking on the Ground Floor at the Complex namely **“Benchmark Aspire”** having Holding No. _____, Bidhannagar, Kolkata, has been provisionally allotted in your favour on the basis of your Application No. _____ dated _____, 2020 and on your depositing the application money of Rs. _____/- (Rupees _____ only).

The Plan of the Floor showing the provisionally allotted Unit marked in **RED** is annexed hereto. The Car Park(s) will be identified on the date of possession.

The Total Price for the Apartment based on the Carpet Area is Rs. _____/- (Rupees _____ only) (“Total Price”).

Details	PRICE
Cost of apartment	Rs./-
Cost of exclusive balcony or verandah areas	Rs./-
Costs of pro rata share of common areas	Rs./-
Floor Escalation charges @ ____ per floor per Sq.ft.	Rs./-
Extra Development charges (EDC)	Rs./-


For BENCHMARK DEVELOPERS
Authorized Signatory/ Partner

Preferential Location Charges @ ____ per Sq.ft.	Rs./-
Covered/Open/mechanical (Ground floor) Parking	Rs./-
Consideration for the Apartment which is inclusive of Booking Amount	Rs......./-

Apart from above, the buyer will also pay Net GST in respect of the said Apartment of Rs./- (Rupees _____ only).

Payment has to be made as per the schedule below. We will send Demand notices for each installment and the installment payment is to be made within 15(fifteen) days from the date of such notice. Timely payment is the essence of the Provisional Allotment.

The Total Price shall be paid by the Allottee in the following manner:

At the time of Booking + On Agreement for sale (within 30 days from the date of application)	10% of Total Consideration of the Apartment + GST
on Commencement of Piling	10% of Total Consideration of the Apartment + GST
On Completion of Foundation of the Tower	10% of Total Consideration of the Apartment + GST
On Completion of 1 st Floor Roof Casting of the Tower	7 % of Total Consideration of the Apartment + GST
On Completion of 3 rd Floor Roof Casting of the Tower	7 % of Total Consideration of the Apartment + GST
On Completion of 5 th Floor Roof Casting of the Tower	7 % of Total Consideration of the Apartment + GST
On Completion of 7 th Floor Roof Casting of the Tower	7 % of Total Consideration of the Apartment + GST
On Completion of 9 th Floor Roof Casting of the Tower	7 % of Total Consideration of the Apartment + GST
On Completion of 11 th Floor Roof Casting of the Tower	7 % of Total Consideration of the Apartment + GST
On Completion of Brick Work and Plastering of the Particular Apartment/Apartment	7 % of Total Consideration of the Apartment + GST
On Completion of Plumbing of the Particular Apartment/Apartment	7 % of Total Consideration of the Apartment + GST
On Completion of Flooring of the Particular Apartment/Apartment	7 % of Total Consideration of the Apartment + GST
On Offer of Possession	7 % of Total Consideration of the Apartment + GST

The payments are to be made by means of RTGS/NEFT or by Demand Draft/Account Payee Cheque drawn in favour of **Benchmark Developer**.

In case of RTGS/NEFT/online Transfer, the account details is as follows:

Account No. _____
Bank: _____, Branch _____
IFSC _____, MICR _____

In case of cheque/DD drawn on any Bank in Kolkata, the same shall be sent by hand/recorded post to any of the following offices:

1. Registered Office: _____
2. Project Site Office : _____

You would further be required to pay or deposit with us, as the case may be, the following at or before handing over possession of the said Apartment by us :

- a) Legal Documentation Charges of Rs. 30,000/- (Rupees Thirty Thousand) only (plus applicable GST), out of which 40% shall be paid by the Allottee(s) to the Advocates of the Promoter at or before the execution hereof and the balance 60% on or before the Date of Possession/Deemed Possession or the date of execution of the Deed of Conveyance in respect of the said Apartment, whichever be earlier; For the preparation of the nomination agreement the legal fees to be paid @ Rs. 30,000/- (Rupees thirty thousand only) per apartment plus GST by the Nominee(s) and such fees will be applicable for all subsequent nominations of this agreement in respect of the said Apartment.
- b) Transformer Charges (non-refundable) – At Actuals only per sqft. of the built up area of the said Apartment + GST;
- c) Generator Charges (non-refundable) - @ Rs _____/- per KVA (Rupees _____) only (1 KVA = 1000 Watts);
- d) Sinking Fund - Rs. _____/- (Rupees _____ only) per sq.ft. of the built-up area of the said Apartment on account of a fund to be created for the capital expenditure of the Complex.
- e) Advance Maintenance Charges (non-refundable) - @ Rs. ___/- (Rupees _____) only per Sq.ft. of the built up area of the said Apartment + GST;
- f) Formation of Maintenance Company (non-refundable) – @ Rs. _____/- (Rupees _____) only + GST;

- g) The Allottee(s) shall pay the deposit and other charges to West Bengal State Electricity Distribution Company Limited (WBSEDCL) directly on account of Individual Meter.

You are requested to execute the Agreement for Sale within 30 (thirty) days from this date and present yourself for registration of the same at the place to be specified within 60 (sixty) days therefrom. Please note that this allotment letter shall not be treated as an agreement for sale or transfer.

If you fail to pay the allotment money within the time specified or fail to execute the Agreement for Sale as aforesaid within the time specified, this Provisional Allotment will stand cancelled entitling us to forfeit the Application money.

Thanking you,

Yours faithfully,

Benchmark Developers

(Authorised Signatory)

Enclosed: Typical Floor Plan identifying the Unit

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

Signature of Sole/First Allottee

Signature of Joint Allottee

Place: _____

Date: _____