

PROVISIONAL ALLOTMENT LETTER

Ref. No:

Dated:

To,

Mr. _____

Dear Sir/Madam,

Sub. : **Provisional Allotment of Residential Apartment/Unit No.** _____ **on** ___
Floor, in Tower__ **in the Complex “Avidipta Phase-II”**, situated at
Mouza-Barakhola, J.L No. 21, Kolkata Municipal Corporation Ward No. 109,
Borough No. XII, Premises No. 401, Barakhola, P.S-Purba Jadavpur, P.O Mukundpur,
Kolkata-700099.

Pursuant to your Application No. _____ dated _____, we are pleased to allot you the residential Apartment/Unit No _____ on ___ floor having Standard Built Up Area of _____ sq.ft., carpet area _____ sq.ft. in tower ___ at “**Avidipta Phase-II**”, being developed by Bengal Peerless Housing Development Company Limited (hereinafter referred to as the Company for a consideration of Rs _____ (excluding Deposits and Other Charges stated herein below and applicable taxes) under payment plan being Construction Linked Installment Payment Plan opted by you, subject to the terms and conditions stated herein as well as in the GTC of Application for Allotment. The consideration payable in respect of the said Apartment/Unit includes the sale consideration for the said Apartment/Unit.

You shall pay the above mentioned consideration in accordance with the Payment Plan opted by you, marked as **Annexure 'A'**. Deposits and Other Charges to be paid by you have been separately mentioned in **Annexure 'B'**.

In the event of failing to pay the balance consideration including applicable taxes in time or in

the event of any delay in payment of any installment and/or other charges, in accordance with the Payment Plan, you shall be liable to pay interest calculated @8% per annum from the due date till the receipt of the outstanding amount including applicable taxes. However if delay of any payment or in part thereof continues more than 1(one) month, the Company has the right to terminate this Provisional Allotment Letter on serving a further 7 days' notice to the Allottee.

Please note that in the event of dishonor of an instrument on any ground whatsoever you are liable to pay the Company a minimum sum of Rs. 1,000 or Rs. 10 for every Rs. 1,000 due, whichever is higher for such dishonor along with applicable taxes

This provisional allotment is entirely subject to your making timely payments of the installments and complying with the terms and conditions mentioned in this Provisional Allotment Letter as well as in the GTC to the Application. The terms and conditions mentioned in the GTC of Application for Allotment for the said Apartment/Unit shall at all times be read as a part and parcel of this Provisional Allotment Letter.

In the event you choose to accept and acknowledge the provisional allotment of the said Apartment/Unit, kindly return to us the second copy of this Provisional Allotment Letter hereunder duly signed by you in every page within 10 days of receipt of the same. However, should you choose to withdraw your provisional Allotment, kindly intimate the same to us within 10days from the receipt of this Letter, and refund shall be made as per the GTC.

An Agreement for Sale, to be executed between the Company and you for the said Apartment/Unit standard copy of the said agreement for Sale is enclosed herewith for your perusal and noting only.

Further, this provisional allotment is subject to your executing the Agreement for Sale, containing detailed terms and conditions within 45 days from the date hereof together with the payment of the installment money /down payment and other costs to be paid by you.. This Provisional Allotment Letter does not constitute an Agreement for Sale and you do not become entitled to the allotment of the said Unit notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with the Application for Allotment form. You further understand that the expression 'Allotment' wherever used herein shall always mean provisional allotment and will remain so

till such time a formal Agreement to Sale is executed for the said Unit.

If you fail to sign and execute the Agreement for Sale within the stipulated period mentioned above and/or if you fail to comply with your any other obligations under the terms and conditions of this Provisional Allotment Letter as well as Application Form including timely payments of the installments and/or payment on account of interest on delayed payment and/or any other charges as aforesaid then the Company shall be fully entitled, at its sole discretion at any stage to cancel this Provisional Allotment of the said Unit and forfeit 15% of the Deposit Money as defined in the Application Form paid and then you shall have no right or lien on the said Unit.

Thanking You,

Yours sincerely,

For Bengal Peerless Housing Development Company Limited

Authorized Signatory

Enclose: Annexure A, B and C.

Confirmation Clause:

I/We confirm and accept what is stated above.

(Signature of the Sole Applicant/1st Applicant)

(Signature of the 2nd Applicant)

(Signature of the 3rd Applicant)

Date _____

Annex A

Payment Plan

The payment has to be made as per the schedule below:-

SL. NO.	Payment Schedule	AMOUNT	
		%	Amount
1	On signing of Agreement for Sale	20	
2	On completion of Piling Work	10	
3	On completion of Works upto Plinth Level	10	
4	On completion of Casting Upto 4th Floor Level	10	
5	On completion of Casting Upto 10th Floor Level	10	
6	On completion of Casting Upto 16th Floor Level	10	
7	On completion of Casting upto 23rd Floor Level	10	
8	On completion of Casting of Roof Level	10	
9	On completion of Flooring	5	
10	Before Possession	5	
	TOTAL(Rs.)		

Note 1: GST as applicable shall be payable in addition.

Annex B**(DEPOSITS & OTHER CHARGES)**

A	EXTRA CHARGES	
1	DG Back-up	Rs.
2	Documentation Charges (1.00% of Property value Property Value is the sum total of price of Flat, price for right to use car parking(if any))	Rs.
3	Stamp Duty and Registration charges	At Actual
4	Advance Common Area and Facility Maintenance Charge for two years @ Rs. ___ per month per square feet of Standard Built-up Area (SBUA), i.e. Rs. ___ per Sq. ft. on SBUA)	Rs.
5		
B	DEPOSITS	
1	Electricity Deposit (personal Electric Meter)	At actual
2	Interest Free Refundable Common Area and Facility Maintenance Security Deposit(@ ___ per Sq. ft. on SBUA)	Rs.

Note: - GST as applicable shall be payable in addition.