

**ALLOTMENT LETTER**

**Date:**

**To**

**Customer Code:**

Dear Sir,

**Re: Allotment for Apartment No. ... on the ..... Floor, admeasuring more or less .....Sq. ft. or ..... Sq. mts. Built up area, .....Sq. ft. or ..... sq mts. carpet area, equivalent to about ..... Sq. ft. or ..... sq mts Super Built up area situated at Tower ..... along with ..... Open/ Covered Two-wheeler / Car Parking space (hereinafter after called "the Property") at "Greenwood Nest"( 'Complex') at Plot No. 3085, Mouza – Ghuni, Rajarhat , P.S. New Town, District North 24 Parganas, West Bengal, India.**

With reference to your application dated ..... for provisional allotment ("Allotment") of the Property and subsequent realization of the Deposit, being the amount of ...../- (**Rupees ..... only**) from you, we are pleased to inform you that the "Property" has been provisionally allotted to you on the following terms and conditions:

1. The Allotment of the Property shall be governed by the provisions of this Allotment Letter as well as by the provisions of the "General Terms & Conditions ("GTC")" which was already signed by you at the time of your application. The provisions of the GTC 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 GTC.
2. The Property shall be deemed to have been provisionally allotted to you only when we receive within the Due Date (i) the duplicate copy of this Allotment Letter duly signed by you, and (ii) the Allotment Money as indicated in the enclosed **Tax Invoice**. Any failure by you in this regard shall make the Allotment liable to be cancelled by the Company at its sole discretion and consequently, 5% of Total Price of the Property and 5 % of the club charges along with the interest on delayed payments, any interest paid, due or payable, any other amounts of non-refundable nature as mentioned in the GTC shall be deducted and you shall not be entitled to raise any claim, demand and/or dispute in respect of the same in any manner whatsoever.

**Bengal Shrachi Housing Development Ltd.**

A Joint Sector Company with West Bengal Housing Board

(CIN : U70109WB1997PLC084598)

*Balvi De*

Authorised Signator

3. The Company shall issue notices from time to time (“**Tax Invoice**”) for payments to be made by you of the construction linked installments of the Total Price. You shall pay the installments and all other dues within the due dates as would be mentioned in the Tax Invoice. The Tax Invoice shall be issued by the Company in accordance with the Payment Schedule enclosed as **Annexure A**. The timely payment of all installments and the continued compliance by you of the provisions of the GTC shall be the essence of this Allotment.
4. Since the payment is linked to construction, the Company shall issue the **Tax Invoice** on completion of each stage of construction (“**Milestones**”) stated in the Payment Schedule. The decision of the Architect (appointed by the Company) about the completion of the Milestones shall be final and binding on you.
5. Each installment of the Total Price shall be remitted by means of a cheque/demand draft/pay order/RTGS in favour of “Bengal Shrachi Housing Development Limited” payable at Kolkata. Each such remittance shall be accompanied by a covering letter mentioning therein the Customer Code as mentioned above.
6. The Company shall have full rights, powers and authority at all times to do all such acts and things which may be considered necessary and expedient by it for the purpose of enforcing the provisions of this Allotment Letter including the provisions of the GTC and other reservations imposed, if any, in respect of the Property hereby provisionally allotted and to recover from the Allottee, the cost of doing all or any such acts and things and all costs incurred in connection therewith or in any way related thereto.
7. Please quote your Customer Code, as set out herein in all your future correspondences with us.

Please note that the allotment of car / two wheeler parking space will be decided only upon completion of the project and upon such final demarcation and numbering on the plan, each car / two wheeler parking space will be identified and allotted accordingly, which shall be communicated separately.

The Company reserves the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any terms, conditions and/or restrictions imposed by the authorities concerned or any change and/or amendment or levy of any applicable laws, rules, regulations etc. and you shall be deemed always to have consented to such changes or amendments in the terms and conditions.

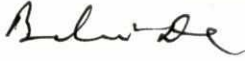
In case you are agreeable to the Allotment of the Property as also the terms and conditions mentioned above, including the GTC, please sign at the place indicated below in the duplicate copy of this Allotment Letter as a token of your acceptance of the Allotment of the Property and send to us within the Due Date mentioned in the Demand Letter / Invoice for Advance alongwith the Allotment Money, failing which the Allotment shall be liable to be cancelled.

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Authorised Signat

We look forward to a meaningful association with you.

Thanking You.

Yours faithfully,  
**For Bengal Shrachi Housing Development Ltd**

**Authorised Signatory**

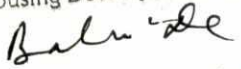
I/We hereby confirm and accept the above.

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

**Date .....**

**Place.....**

If the Sole/First Allottee is a non-individual then the Authorised representative should sign alongwith the seal of the organisation as also provide necessary documents including Board Resolution/Power of Authority authorising such representative to sign on behalf of the organisation.

**Bengal Shrachi Housing Development Ltd.**  
  
Authorised Signatory

**Bengal Shrachi Housing Development Ltd.**

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Shrachi Tower, 686, Anandapur, E.M. Bypass - R. B. Connector Junction, Kolkata - 700 107, West Bengal, India. Phone : 033 3984 3984  
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**Annexure A:****Name of applicant:****Customer Code:****Project: Greenwood Nest****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: .....****Table A:****Sale Price (Excluding Service Tax/GST\*):****Table B:****Extra Charges (Excluding GST\*):****Table C:****Payment Schedule: (Excluding Service Tax/ GST\*)****\* Note: -**

1. Government of India introduced Goods & Service Tax (GST) w.e.f July 1st, 2017.
2. You are liable to pay all extra charges as shown in Table B & other charges such as stamp duty, registration fees, GST (as applicable), charges on account of formation of Association of Owners & any other applicable charges, but not limited to above, upon demand.

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