

## ALLOTMENT LETTER

Date:

To

Dear Sir/Madam

Re: Allotment of Apartment No. \_\_\_\_\_ having a carpet area of \_\_\_\_\_ square feet more or less on the \_\_\_\_\_ Floor along with the right to park ..... car(s) in the [covered/open] parking space measuring an area of 135 square feet more or less at the ground /First floor level ('Property') in the complex known as "ESSENSE" situate at 151, Andul Road, Shibpur, Howrah – 7111 03 under the limits of Howrah Municipal Corporation in the State of West Bengal ("Project")

With reference to your Application Form No..... dated ....., for allotment ("Allotment") of the Property, we are pleased to inform you that the "Property" has been allotted to you on the following terms and conditions:

1. **Details of Property:**

Apartment No	Floor No	Carpet Area (Sqmt and Sq ft)	Car Parking details

2. **Sale Price and other charges:** The Sale Price of the Property is Rs..... (Rupees \_\_\_\_\_) excluding Other Charges , 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 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 Apartment (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. 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.
10. 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 Perival Constructions LLP**

**Designated Partner**

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**

**Schedule B: Details Of the Price**

**Base Cost Charges Breakup**

**Other Charges Breakup**

**Schedule C: Payment Schedule**