

Ref No: **FAP0009/00028/18-19**

Date: _____-2018

Name _____
Add _____

_____ Ph No. _____

Re: Your Application No. **BOO0057/00231/18-19**, dated _____-2018

Sub:- Provisional allotment of Apartment No. **1B** admeasuring a carpet area of _____ Sq.ft. more or less, with the corresponding built-up area and super built-up area begin _____ sq. ft. more or less and _____ sq.ft. more less on the **1st** floor of **Block - 20** at **Cluster - VI** of the project entitled "**Majhergaon**", at 1048, Kutulsahi Road Mouza Kutulsahi J.L. No. 42 under P.S. Barasat and 233 Badu Road in Mouza Digberia J.L. No. 74 under P.S. Madhyamgram both in the District of North 24 Parganas..

Madam/Mesdames/Dear Sir(s),

Pursuant to your abovementioned application, we are pleased to provisionally allot in your favour the above mentioned apartment together with the right to use **0** number(s) of Car Parking space(s) and/or **0** number(s) of Two Wheeler parking space(s) in lieu of and subject to timely payment by your goodself/goodselves of the consideration and other amounts and deposits as mentioned in the payment schedule (enclosed herewith) and stipulated in the general terms and conditions governing the aforesaid provisional allotment ("GTC"), which GTC has since already been duly accepted by your goodself/goodselves.

This provisional allotment shall not be treated as an agreement for sale or transfer, and each of the payments received shall be treated as advances till completion of the sale in your favour of the subject apartment subject to compliance by goodself/goodselves, to our complete satisfaction, of the terms and conditions contained herein as also those contained in the GTC.

Please note that above mentioned allotment is provisional and subject, *inter alia*, to the following:-

- a) strict compliance by your goodself / goodselves, to our complete satisfaction, of each of the terms and conditions contained herein as also those stipulated in and/or arising from the GTC, which GTC forms and/or shall be deemed to form an integral part of this provisional allotment letter, and shall be binding on your goodself / goodselves; and
- b) your making timely payments of each of the amounts mentioned in the payment schedule enclosed herewith as also of each of all other amounts, costs, expenses, dues, deposits etc. including but not limited to those stated in the GTC; and
- c) your executing the documents as required by us from time to time, as per our standard formats, at your cost and expense.

Please affix your Signature & Stamp, if applicable, at the foot of each page of this letter to signify your confirmation and acceptance of this provisional allotment and the terms and conditions relating thereto and/or governing the same.

Please quote your above mentioned Apartment No. in all future correspondence. We look forward to a meaningful association with you and always assure you of our best services.

Thanking You,

Yours Faithfully,

For BADU ROAD DEVELOPERS LLP

I/each of us have read and understood the contents of this letter and accept and confirm the same, and covenant and undertake to comply with and abide by each of the terms hereof.

Encl: as above

(Applicant)

(Co-applicant)

Date: _____/2018

Name: _____

Mobile No: _____

Address: _____

Cluster: **Cluster -** **Block -** Floor No: Flat No:

Super built up area(sq. ft.): Price: Car Parking: **0**

Two Wheeler Parking: **0**

Details of Mandatory Costs & Deposits

- Club Development fee @ Rs. 50/- (Rupees Fifty only) per square feet of the super built up area of the flat.
- Transformer and Electricity charges @ Rs. 50/- (Rupees Fifty only)per square feet of the super built up area of the flat).
- Formation of Association Rs.2500/- (Rupees Two Thousand Five Hundred only)per unit.
- A sum of Rs. 10,000/- (Rupees Ten Thousand only) towards Documentation Charge.
- Cost for power backup (Proposed):
 - a) For 2 BHK - 750 Watt - Rs. 25,000/- (Rupees Twenty Five Thousand only).
 - b) For 3 BHK - 1000 Watt - Rs. 30,000/- (Rupees Thirty Thousand only).
- Stamp duty, Registration fees, Query charges, Commissioning fees, Government Taxes & Levies and any other incidental expenses for executing and registration of final conveyance deed to be paid extra by the purchaser at actual.
- Maintenance Security Deposit @ Rs. 2.5/- (Rupees Two and Fifty Paise only) per square feet per month for 3 Years on Super Built up area with 18 months deposits being adjusted.

Cancellation charges :

- Rs. 25,000/- if cancelled before allotment letter and GTC.
- 10% of the total consideration if cancelled after allotment letter and GTC.
- Interest due to be paid, if any, till the date of receipt of intimation of cancellation request.
- All taxes paid shall not be refunded.

Nomination charges :

- 1% of the Total Flat Value including Car Parking
- There will be a Lock-in-period for one year from the date of the allotment letter within which period no nomination shall be permissible.
- Delay payment interest will be charged at 12% p.a.

Notes :

1. GST & other applicable taxes will be charged extra as per applicable rates on all payment.
2. Payments received by cheques are subject to realisation.

(Applicant)

(Co-applicant)

Gross Value of the Unit : -----

(Excluding actual deposit to be charged by WBSEDCL, Stamp Duty, Registration charges, GST & other Government Taxes & Levies as applicable)

Payment Schedule			
1	On Booking	Rs.100000/- + GST as applicable	
2	On Allotment (Within 30 days from booking date)	20%	(Base price + Car Park price after adjusting Booking amount) + 25% of Mandatory extra Cost except Maintenance Security & Association Formation charges + Applicable GST
3	On Completion of Foundation	10%	(Base price + Car Park price) + Applicable GST
4	On Completion of 1st Floor Roof Casting	10%	(Base price + Car Park price) + Applicable GST
5	On Completion of 3rd Floor Roof Casting	10%	(Base price + Car Park price) + 25% of Mandatory extra Cost except Maintenance Security & Association Formation charges + Applicable GST
6	On Completion of 5th Floor Roof Casting	10%	(Base price + Car Park price) + Applicable GST
7	On Completion of Brick-work of the Unit	10%	(Base price + Car Park price) + Applicable GST
8	On Completion of Flooring of the Unit	10%	(Base price + Car Park price) + 25% of Mandatory extra Cost except Maintenance Security & Association Formation charges + Applicable GST
9	On Full Completion of the Unit	10%	(Base price + Car Park price) + Applicable GST
10	On Possession	10%	(Base price + Car Park price) + Applicable GST + 25% of Mandatory extra Cost along with Maintenance, Association Formation Charges & Registration Charges

"A copy of this Offer duly signed by you on each page as a token of acceptance of this Provisional Offer of Allotment is to be submitted along with the allotment money. As soon as you accept the offer it will be deemed that you have accepted all the terms of the GTC

We will appreciate if you kindly confirm the acceptance of Allotment offer and send us the payments and other amounts in token of your acceptance within 15 days from the date hereof. Needless to say in default the Allotment letter will stand automatically cancelled entitling us to forfeit Rs 25,000/- (rupees twenty five thousand only) out of the Application money

The Allotment offered with the Application and GTC supersedes all other publications and / or communications and none of the parties shall be entitled to set up any oral agreement"

I/each of us have read and understood the contents of this letter and accept and confirm the same, and covenant and undertake to comply with and abide by each of the terms hereof.

(Applicant)

(Co-applicant)