

Ref No:

Dated:

To,

Re: Your Application No. _____, dated _____

Sub: Provisional allotment of Apartment No. _____, Block No. _____, _____ floor ("Subject Apartment"), at the project entitled "Shrivats", proposed to be constructed at Premises No. 650, Raja Ram Mohan Roy Road, Kolkata - 700 008.

Dear Sir(s)/Madam/Mesdames,

Pursuant to your abovementioned application, we are pleased to provisionally allot in your favour the Subject Apartment, in lieu of and subject to timely payment by your goodself(ves) of the consideration and other amounts, charges and deposits including those as mentioned in the Schedule enclosed herewith and such further amounts as may be determined by us from time to time as payable by your goodself(ves).

This provisional allotment of the Subject Apartment shall not be treated as an agreement for sale or transfer, and shall be read in conjunction with your abovementioned application.

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

- a) strict compliance by your goodself(ves), to our satisfaction, of each of the terms and conditions stipulated by us from time to time including those recorded in the draft of the sale agreement, of which you have due notice and knowledge of as a copy thereof has been duly received by your goodself(ves), and thus the terms and conditions stipulated therein form and/or shall be deemed to form an integral part of this provisional allotment letter, each of which have been duly accepted and confirmed by your goodself(ves), and shall be treated as binding; and

- b) your making timely payments of the amounts mentioned in the Schedule enclosed herewith as also all other amounts, costs, expenses, dues and deposits as stipulated by us from time to time; and
- c) your executing and registering, at your cost and expense, the documents as required by us from time to time, as per our standard formats, including not limited to executing the sale agreement within 21 (twenty one) days from the date hereof.

Please further note that as a consequence of provisional allotment of the Subject Apartment you shall be entitled to avail of and enjoy, as a facility and/or benefit attached to the Subject Apartment, the permission to park vehicle(s) within the space comprised in such covered/open space(s) at the building and/or the said premises as earmarked, identified, designated and reserved by Hazra Exotica LLP.

Please affix your signature(s), with stamp(s), if and as applicable, at the foot of each page of this letter including the Schedule enclosed herewith, to signify your confirmation and acceptance of this provisional allotment and the terms and conditions recorded herein as also, relating thereto and governing the same.

Please quote your abovementioned Apartment No. in all future correspondence.

We look forward to a meaningful association with your goodself(ves).

Thanking You,

Yours faithfully,
for Hazra Exotica LLP

Authorised Signatory

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

First/Sole Provisional Allottee

Joint Provisional Allottee

Encl: as above

SCHEDULE

Area of the Subject Apartment

Carpet Area : _____ sq. ft. more or less
Built-Up Area : _____ sq. ft. more or less
Super Built-Up Area : _____ sq. ft. more or less

Total Consideration and Payment Schedule

Total Consideration: Rs. _____/- (Rupees _____ only)
being the mutually agreed lump sum amount arrived at on the basis of the Carpet Area
of the Subject Apartment

Milestone for payment	% of Total Consideration	Amount (Rs.)
On Application		
Within 21 days from the date of Allotment	15% (Less the Booking Amount)	
On or before piling/foundation	15%	
On or before completion of the Ground floor of the building	10%	
On or before casting of the 1 st floor of the building	10%	
On or before casting of the 2 nd floor of the building	10%	
On or before casting of the 3 rd floor of the building	10%	
On or before casting of the 4 th floor of the building	10%	
On or before casting of the 5 th floor of the building	10%	
On or before hand over possession for fit outs/interior works or registration of the conveyance deed, whichever be earlier	10%	
Total	100%	

Extra Charges/Deposits

Particulars	Amount (Rs.)
Generator charges	25,000/- per K.V.A.
Mutation charges	25,000/-
Corporation tax deposit	25,000/-
Common Expenses deposit	25,000/-
Individual CESC Meter deposit	At actuals, as advised by Hazra Exotica LLP
Transformer & cabling charges	1,21,000/- together with all applicable taxes at the rates prevailing on the date of payment
Costs and charges for formation of the Holding Organisation	11,000/-
Legal charges/fees	25,000/-
Documentation Charges	5,000/- excluding stamp duty, registration fees and miscellaneous costs and expenses associated with registration, as applicable, on the date of registration and as advised by Hazra Exotica LLP

First/Sole Provisional Allottee

Joint Provisional Allottee