

Ref No. :

Date :

To
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Contact No. :

PROVISIONAL ALLOTMENT LETTER

Sub : Provisional Allotment of Flat Type “.....” on the Floor in the Project ‘GL Arpina’, located at 184, K.C. Dutta Road, Kalitala, Rajpur Sonarpur Municipality, Dist : South 24 Parganas, WB - 700149.

Dear Sir / Madam,

We are pleased to inform you that the **Flat Type** _____ on the _____ Floor of the Building having **Carpet Area** _____ Sq. ft. (_____ sqm) which includes **CB area** of _____ sq. ft. (_____ sqm) along with a **Covered Balcony** having an area of _____ sq. ft. (_____ sqm) and corresponding to Saleable Area (Super Built-up) _____ sq. ft. (_____ sqm) together with the variable proportionate undivided and indivisible share or interest in the Land underneath the Building attributable to the Unit and right to use and/or Park One **Covered** Four Wheeler Car in Car Parking Space on the Ground Floor at “**GL Arpina**”, also together with the proportionate undivided indivisible share in the common parts and facilities in the Building and also together with the right of entrance, exit and/or right of way in the Building, has been provisionally allotted in your favour on the basis of your Application No. _____ dated _____, and on your depositing the application money of **Rs. _____/- (Rupees _____ Only)** duly. The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto. The respective Car Parking No. will be identified on the date of possession.

The price of the respective Flat is **Rs. _____/- (Rupees _____ only)** and / or the Price of the respective Parking Space is **Rs. _____/- (Rupees _____ only)** and thus, the Price of the said Composite Unit (comprising of Flat & Parking Space) stands at **Rs. _____/- (Rupees _____ Only)**.

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

SL. NO.	Payment Schedule	%	Amount (Rs.)
1	On Application		
2	On Allotment (Less Application Amount)	10%	
3	On Execution of Agreement For Sale	10%	
4	On Completion of Foundation	10%	
5	On Completion of Ground Floor Roof Casting	10%	
6	On Completion of 1st Floor Roof Casting	10%	
7	On Completion of 2nd Floor Roof Casting	10%	
8	On Completion of 3rd Floor Roof Casting	10%	
9	On Completion of Brick work of the Unit	15%	
10	On Completion and Possession of the Building	15%	
TOTAL(Rs.)			

Each of the aforesaid payment needs to be made within **15 (fifteen) days** from the date of issue of the demand. Timely payment is the essence of the Contract.

NOTE- GST as applicable is also payable with the payments.

The payments with respect to Flats / Parking Spaces standing in Developer's Allocation / Share are to be made by means of Pay Order/Demand Draft/NEFT/RTGS drawn in favour of "**RDS REALTORS**". The respective Bank Details for remittance of payments can be shared as and when necessary.

The Extras and Deposits as stated in the General Terms & Conditions will become payable within 15 days of the demand notice being made as per the payment schedule as follows:

(DEPOSITS & EXTRA CHARGES)

A.	EXTRA CHARGES	
1	Transformer & Electricity Expenses	Rs 50/- per Sq.Ft on Chargeable area.
2	Legal Charges	1% of the Total price
3	Formation of Association and Builders Service Charges (<i>As applicable on actuals</i>)	
4	Stamp Duty and Registration Fee	At Applicable rate on the Agreement value.
5	Maintenance Expenses	Rs. 2.00/- per sq ft for 2 years
B.	DEPOSITS	
1	Electricity Deposit (Personal Electric Meter)	At Actual
	Note : GST as applicable	

At the time of registration if market value is more than allotment value, additional stamp duty as per the valuation to be paid at the time of registration.

Item Nos. A (1) & A (4) herein above will be paid by the Allottees to the Developer before possession of the flat along with other relevant extra charges as and when required.

With respect to Item No. A (2), you will be required to pay a part payment of Rs. 10,000/- out of 1% of Total agreed Legal Charges on or before execution of the Agreement for Sale and remaining and/or balance shall be paid before taking possession of the Unit or execution of conveyance whichever is earlier.

Item No 5 of A will be paid at the time of possession.

GST as applicable and any other Tax or Taxes as may be applicable from time to time shall also be payable by the Allottee.

A copy of this letter duly signed by you on each page as a token of acceptance of this Provisional Letter of 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 registered General Terms & Conditions.

This allotment offer is provisional and subject to:-

a) Your strict compliance of the terms and conditions contained in the General Terms & Conditions and Your making punctual payment of the price money in the manner mentioned above.

b) Your executing necessary documents as per the standard format on or before delivery of the possession of the unit and the right to use Car Parking Space, if any.

Please note that this allotment letter shall not be treated as an agreement for sale or transfer and the installments paid will be treated as deposits till the sale of the unit and the right to use Car Parking space, if any in your favour is completed.

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

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. Needless to say in default the Allotment Offer will stand cancelled entitling us to forfeit **Rs. 50,000/-** plus GST out of the Application money.

This letter of offer is being sent to you in duplicate. Please retain one copy with you and sign and return the other copy as a token of your acceptance

Thanking you,

Yours faithfully,

For RDS Realtors

Authorised Signatory

Enclosed: 1. Typical Floor Plan of the Building identifying the Unit.

We Confirm and accept the allotment as stated above:

Signature of Allottee