

**ALLOTMENT LETTER**

**Date:**

**To**

**Customer ID No.**

Dear Sir/Madam,

Re: Provisional allotment of Apartment No. Type having carpet area of Square feet approx on the Floor situated in **Tower** together with Open / Covered Car Park (**Property**) in the complex known as SHRACHI GREENVIEW situate at Plot No. 590, 591, 592, 593, 685, 687, 688, 689, 690, 691, 692, Mouza: Bamunara, J L No. 58, District: Burdwan, Police Station Kanksain the State of West Bengal (**Project**).

With reference to your application dated for provisional allotment (**Allotment**) of the Property, we are pleased to inform you that the "Property" has been provisionally allotted to you on the following terms and conditions:

**1. Details of Property:**

Apartment No	Floor No	Apartment Type	Carpet Area (Sqft)	Car /Two wheeler Parking Type	Car /Two wheeler no. of units

2. **Price and other charges:** The Price is Rs The Extras & Deposits and Taxes shall be paid as per provisions contained in Apartment GTC and agreed payment schedule.
3. Pursuant to sub-clause 4.7.2 of the Apartment GTC, we are also pleased to enclose a copy of the Agreement for Sale (**AFS**) for your perusal which you need to execute with us within 30 (thirty) days from the date of this Allotment Letter, i.e. by (**Due Date**). The AFS has been drafted by the Solicitor/Advocate appointed by the Company and in terms of Clause 12.4 of the Apartment GTC; no request for any changes whatsoever in the AFS shall be entertained unless such changes are required to cure typographical or arithmetical error.
4. For your ready reference we have set out below the activities you need to strictly comply within the Due Date:
- (i) Sign all the pages of the AFS and return the same to us within 30 days from the date of issuance of Allotment Letter;
  - (ii) Pay the Allotment Money within 30 days from the date of issuance Allotment Letter.
  - (iii) Pay the requisite legal expenses including stamp duty charges and registration costs as applicable and payable by the Allottees for the execution of the AFS.
5. The Allotment of the Property shall be governed by the provisions of the AFS, this Allotment Letter as well as by the provisions of the Apartment GTC. The provisions of the AFS and Apartment 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 Apartment GTC/AFS.
6. The Property shall be deemed to have been provisionally 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 sent to 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

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Authorised Signatory  
**SHRACHI**  
Dreamer. Doer.

**Spectra Realcon LLP**

1

Shrachi Tower, 686, Anandapur, E. M. Bypass, R. B. Connector Junction  
Kolkata - 700 107 | Tel: 033 3984 3984 | Fax : 033 3984 4249  
Email: greenview@shrachi.com | **Website** : www.shrachi.com/greenview

above timeline in fulfilling all the conditions mentioned above, you will be deemed to be a defaulter and the Developer shall issue a notice to you asking to comply with the conditions within 30 (thirty) days from the date of notice, failing which the Application and the Allotment Letter shall stand automatically cancelled/withdrawn. 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/Apartment GTC shall be the essence of the Allotment.
8. The Developer shall have full rights, powers and authority at all times to do all acts and things which may be considered necessary and expedient by him for the purpose of enforcing the provision of this Allotment Letter including the provisions of the Apartment GTC and other reservations imposed, if any, in respect of the Property hereby provisionally 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. Please quote your Customer ID, as set out herein in all your future correspondences with us.
10. The Developer 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.
11. 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 **Spectra Realcon LLP**

**Authorised Signatory**

For **Spectra Realcon LLP**

**Authorised Signatory**

I/We hereby accept the above terms and conditions

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

Date:

Place:

\_\_\_\_\_  
**Joint Allottee**

Date:

Place:

**SPECTRA REALCON LLP**

  
**Authorised Signatory**



**Price for the property**

Charge Name		Amount (INR)
Base Price		
PLC Type		
Covered/Open Car/ Two wheeler Park	No. of Units	
Club Charges		
(All the above charges are exclusive of service taxes)		<b>Total Price :-</b>

**Extra Charges**

Charge Name	Amount (INR)
Corpus Deposit (IFSD)	
Interest Free Maintenance Security Deposit (IFMSD)	
Electricity Security Deposit(ESD)	As Applicable
External Development Charges(EDC)	
Electricity Service Connection Charges(ESCC)	At Actual
DG Charges (DGC)	
Association Formation Charges(AFC)	On actuals
Documentation Charges(DC)	
(All the above charges are exclusive of service taxes)	<b>Total Price :-</b>

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