

Ref No.:P7/.....

Date:

Name & Address

Jt. Applicant (if any):

Dear Sir / Madam,

Sub: Provisional allotment of Apartment no.: (SPANDAN) along with Parking Nos. at "Shukhobrishti" (Phase-7), Plot No. E-1/E-2, AA-III, New Town, Kolkata. Your Application No. **P 7**/.....

Welcome to "Shukhobrishti", Action Area -III, New Town, Kolkata.

In response to your above application no. followed by "draw of lots" on for allotment of an apartment in Spandan (Phase-7), wherein you were unsuccessful in the "draw of lots".

Thereafter, against our offer letter dated you had given your consent to participate in Draw of Lots for Phase-7 on the revised pricing. On the basis of the said consent from your end and subsequent Draw of Lots held on you were successful in the said Draw of Lots and had submitted all the necessary documents as per the terms mentioned in General Terms & Conditions (GTC) of Phase-6, applicable for "Shukhobrishti".

We would like to confirm you that submitted documents are in order and you are hereby treated as successful applicant and apartment No. along with Parking Nos. at E-1/E-2, AA III, New Town, Kolkata is now being provisionally allotted to you The price of apartment under Installment Payment Scheme is Rs. /- and 2 wheeler in-stilt parking is Rs. /-. This price of apartment and parking space are excluding of any applicable taxes, levies, duties, cess, deposits, reimbursements and registration related expenses etc.

In reference to above mentioned provisional allotment of apartment, please find enclosed herewith the "Statement of Dues" referred to as Annexure-I. The amount mentioned therein shall be payable by you within the due date as indicated in the said Annexure- I, by DD/Pay Order in favour of the account title as mentioned in instruction sheet and pay-in-slip (s) attached herewith. The Allotment money & applicable installment payments shall have to be paid by you directly to the Bank Branches (list of Branches mentioned in instruction sheet) along with duly filled pay-in-slip (s) attached herewith.

This allotment is provisional and subject to the following:

- i.** Allotment Money is to be paid within the due date mentioned in Annexure-I. In case of Non-payment within stipulated time, the Allotment of Apartment shall automatically get cancelled. No extension of due date and/or grace period would be allowed for payment of allotment money, under any circumstances.

- ii. Delayed payment of installments will attract interest payable by you. Delay in payment of any installment beyond two months from the due date will cause cancellation of provisional allotment as per Clause of GTC.
- iii. In case of delay and/or deviation in the amount as mentioned in Annexure -I, please contact us at our Kolkata Office.
- iv. No further intimation will be sent to you as reminder for making payment for allotment / installment(s) as mentioned in Annexure- I
- v. In regard to payment of Final Installment and Registration related dues, a separate letter will be sent by us to you as mentioned in Annexure-I. You shall make the payment on demand for the same as per the General Terms and Conditions.
- vi. You shall execute necessary documents for registration and/or conveyance as per the standard format of the Company, on or after delivery of possession of apartment, as may be required.

Please note that this offer of provisional allotment shall not be treated as an agreement for sale or transfer. It is further clarified that Deed of Conveyance would be executed and registered only after delivery of possession of the apartment and all amounts paid will be treated as deposits till the sale of the apartment in your favour is completed.

We assure you of our best services at all times.

Thanking you,
Sincerely

For **Bengal Shapoorji Housing Development Private Limited**

Authorised Signatory

Category of Services : 1) Maintenance or Repair Service
: 2) Construction of Residential Service
: 3) Legal Consultancy Service

Service Tax Regd. No. :AACCM1595PST001
PAN No. : AACCM1595P

Allottee's PAN No. :
Jt. Allottee's PAN No.:

Encl.: