

## TIRUPATI ENTERPRISE

Re:-  
To

Date:- \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Re: Offer for provisional Allotment of the one Self Contained Flat No. \_\_\_\_\_ containing a built-up area of \_\_\_\_\_ square feet, ( \_\_\_\_\_ sqm) including proportionate share of Staircase, Lift and lift lobbies having Carpet Area \_\_\_\_\_ Sq. Ft. ( \_\_\_\_\_ sqm) along with a balcony for exclusive usage for the allottee of \_\_\_\_\_ Sq. Ft. ( \_\_\_\_\_ sqm) be the same a little more or less, on the \_\_\_\_\_ floor of Tower of TIRUPATI ALLURE and right to use and/or Park One Covered/Open/Stack for Two/Four Wheeler Vehicle Parking Space on the Ground Floor at premises No. 24B, Baishnabghata Lane, Assessee No. 21-100-02-0044-3, Kolkata:- 700 047, under Ward No. 100, of KMC, under Additional District Sub-Registrar, Alipore, District 24 Parganas South.

Dear Sir(s)/Madam,

We are pleased to inform you that the Flat No. \_\_\_\_\_ containing a built-up area of \_\_\_\_\_ square feet, ( \_\_\_\_\_ sqm) including proportionate share of Staircase, Lift and lift lobbies having Carpet Area \_\_\_\_\_ Sq. Ft. ( \_\_\_\_\_ sqm) along with a balcony for exclusive usage for the Allottee of \_\_\_\_\_ Sq. Ft. ( \_\_\_\_\_ sqm) be the same a little more or less, on the \_\_\_\_\_ floor of Tower together with the variable proportionate undivided and indivisible share or interest in the Land underneath the Block attributable to the Unit and right to use and/or Park One Covered/Open/Stack for Two/Four Wheeler in Vehicle Parking Space on the Ground Floor at "TIRUPATI ALLURE", also together with the proportionate undivided indivisible share in the common parts and facilities in the Tower and also together with the right of entrance, exit and/or right of way in the Complex Common Parts (hereinafter referred to as the COMPOSITE UNIT), 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). The Plan of the Floor showing the allotted Unit marked in RED border is annexed hereto. The Vehicle Parking No. will be identified on the date of possession.

The price of the said Composite Unit is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only).

22B, BAISHNABGHATA BYE LANE, KOLKATA:- 700 047,

PHONE NO. 9830089560

For TIRUPATI ENTERPRISE

S. L. Chatterjee  
Proprietor

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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	15%	
6	On Completion of 1st Floor Roof Casting	10%	
7	On Completion of 2nd Floor Roof Casting	15%	
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	5%	
<b>TOTAL(Rs.)</b>			

The aforesaid payment is 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 are to be made by means of Pay Order/Demand Draft/NEFT/RTGS/Account Payee local Cheque drawn in favour of "**TIRUPATI ENTERPRISE**" and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to the office at **22B, Baishnabghata Bye lane, Kolkata:- 700047, Police Station:- Netaji Nagar formerly Patuli, Post Office:- Naktala**. The Extras and Deposits as stated in the GTC will become payable within 15 days of the demand notice being made as per the payment schedule as follows:

- (1) At the time of registration if market value is more than allotment value additional stamps duty as per the valuation to be paid at the time of registration.
- (2) 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 are 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 GTC

**22B, BaishnaBghata Bye Lane, Kolkata:- 700 047,**

Phone no. 9830089560

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This allotment offer is provisional and subject to:-

- a) Your strict compliance of the terms and conditions contained in the GTC. 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 Vehicle 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 Vehicle 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.

Your Customer's Identification Number (CIN) is .....

Please quote your CIN number and the Unit No Allotted in your favour, in all your future correspondence.

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.75,000/- 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 TIRUPATI ENTERPRISE

Proprietor

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

We Confirm and accept the allotment as stated above:

\_\_\_\_\_  
Signature of Sole/First Allottee

\_\_\_\_\_  
Signature of Co - Allottee

**22B, BaishnaBghata Bye Lane, Kol Kata:- 700 047,**

Phone no. 9830089560