

ALLOTMENT LETTER

To, **Applicant Name**

Date :

Address: _____

West Bengal- _____

**Sub: Allotment of Flat No. __, __ Floor, Block __ Part __ at Subodh
Apartment, 159, Sarat Ghosh Garden Road, Kolkata -700031, ward No.
92, P.S.: Garta, P.O.: Dhakuria**

Dear Sir,

We are delighted to inform you that you have been provisionally allotted Apartment No. __ having total carpet area approximately ____ **including balcony therein**, built up area approximately ____ and **saleable area** approximately ____, on the __ **in Block No** ____ Part __ (“Building”) along with _____ car parking space and ____ Bike Parking as permissible under the applicable law and of pro rata share in the common areas (hereinafter referred to as the “Apartment”) in our project namely, “**Subodh Apartment**” at **159, Sarat Ghosh Garden Road, Kolkata -700031, ward No. 92, P.S.: Garta, P.O.: Dhakuria**. The Agreed Consideration for the said Flat and Car Parking space is **Rs. ____/- (Rupees__Only) + GST /- + All Extra Charges+GST On Extra Charges** and payable as per the attached Payment Plan, to be paid by you before possession. The above provisional allotment of the Unit in your favour, is subject to the terms and conditions of the Application Form submitted by you and the standard Agreement for Sale to be entered into with you hereafter including the timely payment of total payable amount as per the Payment Plan.

It may be noted that in addition to the Total Price mentioned hereinabove you shall be further liable to pay the required Stamp Duty and Registration Charges as may be assessed by the Registering Authorities at the time of registration of the Agreement for Sale and the Deed of Conveyance. It may further be noted that failure and/or neglect on your part to register the Agreement for Sale within 30 days of being called upon to do so, shall tantamount to a breach of the understanding and your allotment shall be liable to be cancelled and/or terminated. In the event of such cancellation and/or termination of the allotment, all amounts paid by you save and except the applicable taxes, shall be refunded to you and on and from such date of cancellation, you shall cease to have any right and/or claim over the Said Apartment.

On your signing of the Agreement for Sale, the Application Form, Agreement for Sale

and Allotment Letter would be read together.

This is for your information and record.

You are kindly requested to accept this provisional allotment by signing on the office copy of the allotment letter.

Thanking you,
Yours faithfully

For Renuka Construction

I/We have understood the terms and conditions of the provisional allotment and accept the provisional allotment and hereby accept the same.

Allottee

Name:

Date:

AGREEMENT FOR SALE

This Agreement for Sale (“Agreement”) executed on this..... day of September, 2025

BETWEEN

Renuka Construction, a Proprietorship Firm having its office at 160/C, Kankulia Road, Kolkata-700029, (PAN: BDWPS4786D), represented by its Constituted Attorney Mr. Khokan Sardar, son of Atul Chandra Sardar residing at 160 C Kankulia Road, Sarat Bose Road, Kolkata, PIN 700029, duly authorized to enter into this Agreement hereinafter referred to as the **“Owner”**, (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors-in interest and permitted assigns);

AND

_____ (Aadhar No. _____) wife/son of _____, aged about ___ years, residing at _____, (PAN _____) hereinafter jointly called the **“Allottee”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, their executors, administrators, successors-in-interest and permitted assigns).

The Promoter and Allottee shall hereinafter collectively be referred to as the Parties” and individually as a “Party”.

WHEREAS the vendor is the sole and absolute owner of the property more fully set out in the Schedule hereunder:

AND WHEREAS it is agreed that the vendor shall sell and the purchaser shall purchase the said property for a sum of Rs..... (Rupees.....) free of all encumbrances.

NOW THIS AGREEMENT OF SALE WITNESSETH AS UNDER:

1. The price of the property more fully set out in the Schedule hereunder is fixed at Rs..... (Rupees.....) free of all encumbrances.
2. The purchaser has paid to the vendor this day, a sum of Rs..... (Rupees.....) by way of earnest money for the due performance of the agreement, the receipt whereof the vendor

doth hereby admit and acknowledge.

3. The time for performance of the agreement shall be..... months from the date hereof and it is agreed that the time fixed herein for performance shall be of the essence of this agreement.
4. The purchaser shall pay to the vendor the balance sale price of Rs..... (Rupees.....) before registration of the conveyance deed.
5. The vendor agrees that he will deliver vacant possession of the property to the purchaser before registration of the conveyance deed. Or alternatively, the vendor agrees that he will put the purchaser in constructive possession of the property by causing the tenants in occupation of the property to attorn their tenancy to the purchaser.
6. The vendor shall execute the conveyance deed in favour of the purchaser or his nominee as the purchaser may require.
7. The vendor shall hand over all the title deeds of the property to the purchaser or an advocate nominated by him within..... days from the date of this agreement for scrutiny of title and the opinion of the vendor's advocate regarding title to the property shall be final and conclusive. The purchaser shall duly intimate the vendor about the approval of title within..... days after delivering the title deeds to him or to his advocate.
8. If the vendor's title to the property is not approved by the purchaser, the vendor shall refund the purchaser the earnest money received by him under the agreement and on failure of the vendor to refund the same within..... days, he shall be liable to repay the same with interest thereon at the rate of..... per cent per annum.
9. If the purchaser commits a breach of the agreement, he shall forfeit the earnest amount of Rs..... (Rupees.....) paid by him to the vendor.
10. If the vendor commits a breach of the agreement, the vendor shall not only refund to the purchaser the sum of Rs..... (Rupees.....) received by him as earnest money, but shall also pay to the purchaser an equal sum by way of liquidated damages.
11. Nothing contained in paras 9 and 10 above shall prejudice the rights of the parties hereto specific performance of this agreement of sale/purchase.

Schedule of Property

House No..... situated in.....

On its North is.....

South is.....

East is.....

West is.....

IN WITNESS WHEREOF the vendor and the purchaser have set their respective hands to the agreement of sale/purchase on the day, month and the year above written, in the presence of the following witnesses: