

Dated:  
Mr.  
Ms.  
Address1  
Address2  
Address3

Re: Your Application dated \_\_\_\_\_

**Sub: Provisional Allotment of an Apartment and identification of Car Parking Slot at "THE QUARTET".**

Madam/Mesdames/Dear Sirs,

Pursuant to your abovementioned application, we are pleased to provisionally allot you an Apartment No. \_\_\_\_ in **THE QUARTET ('PROJECT')** to be erected at Municipal Premises No. 381, Prince Anwar Shah Road, P.S. Jadavpur, P.O. Jodhpur Park, Kolkata- 700068, in lieu of payment of the consideration agreed to be paid by you in respect thereof as detailed in the Schedule enclosed herewith. You have also agreed to identification of \_\_\_\_\_ covered car parking in the said project for your own use you have further agreed not to claim any right over the other parking spaces of the project and subject *inter alia*, to the following: -

- a) Strict compliance by you, to our satisfaction, of each of the terms and conditions stipulated by us from time to time including those recorded in the standard draft of the Agreement for Sale for Units/Apartments in the said project.; and
- b) Your making timely payment of the consideration and all amounts, costs, expenses and deposits as stipulated in the Schedule enclosed herewith **TOGETHER WITH** the applicable Taxes thereon; and
- c) Your executing and registering, at your cost and expense, the documents as required by us from time to time, including the Agreement for Sale as per the standard format for the Project within 30 (Thirty) days from the date of this letter, failing which this provisional allotment shall automatically stand terminated/withdrawn for all intents and purposes without any further act, deed or thing. In such event, the Promoter shall be entitled, without prejudice to all other rights and remedies available to the Promoter, to terminate the application/agreement for sale and refund the amounts paid till such date without any interest thereon, without your having/raising any nature or manner of objection to the same on any ground whatsoever or howsoever. The Promoter shall, after termination as above, also be entitled to sell the said Apartment and the identified open/covered car parking to any other person as decided by the Promoter.

Please note that this allotment is provisional and subject to the abovementioned terms and conditions, and shall be read in conjunction with your abovementioned application. This letter of provisional allotment shall not be treated as an agreement for sale or transfer, and all payments received from you until execution of the Agreement For Sale or until cancellation of this provisional allotment, whichever be earlier, shall be treated as refundable interest free advance(s).

This provisional allotment is personal to you, and you shall not be entitled to transfer and/or assign and/or convey the same and/or any part or portion thereof to any third party and/or to nominate any third party in your place and stead.

Save as specifically defined hereinabove, each of the capitalized terms used herein shall have the same meaning as respectively ascribed to each of such terms in the Standard draft Agreement For Sale.

Please affix your signature(s), with stamp(s), if and as applicable, at the foot of this letter including the enclosures hereto, to signify your confirmation and acceptance of this provisional allotment and the terms and conditions recorded herein, as also, those relating thereto and/or governing the same.

We look forward to a meaningful association with you.

For PARK CHAMBERS LIMITED

  
Director

Yours faithfully,  
**FOR PARK CHAMBERS LIMITED**

**Authorized Signatory**

I/We have read and understood the contents of this letter and the enclosure hereto as also the Agreement For Sale, and confirm and accept the same, and covenant and undertake to comply with and abide by each of the terms stipulated herein as also those respectively stipulated in the enclosure hereto and the Agreement For Sale.

1. \_\_\_\_\_
2. \_\_\_\_\_

[Signature of Provisional Allottee (s)]

**Schedule**

**(APARTMENT)**

The Apartment No. \_\_\_\_\_ on the \_\_\_\_\_ floor having Carpet Area of \_\_\_\_\_ sq. ft. in the Building Complex known as **THE QUARTET** standing on a portion of **ALL THAT** the 2 Bighas 1 Cottah 4 Chittacks and 20 square feet more or less comprised in and known and numbered as Municipal Premises No. 381, Prince Anwar Shah Road, P.S. Jadavpur, P.O. Jodhpur Park, Kolkata- 700068 [formerly a portion of Tollygunge Municipal Premises No. 183E, Prince Anwar Shah Road, Kolkata- 700068] comprised in Plots No. 87, 88, 89, 90 and 91 in Poddar Park and included in and forming part of CS Plots No. 710 and 711, Khatian No. 643 and also portion of CS Dag No. 706, Khatian No. 640, J.L. No. 39, RS No. 42 within Touzi No. 151 of the Collectorate of 24-Parganas, Mouza- Asokpur, Pargana- Haspur, Sub-Registry Alipore, District South 24-Parganas [formerly 24-Parganas] within the local limits of Ward No. 093 of Kolkata Municipal Corporation. The Project shall be erected on a portion thereof admeasuring 1 Bigha 18 cottahs 4 chittacks and 16.42 square feet after making gifts for corner splays and strip of land to the Kolkata Municipal Corporation as statutorily required for sanction of Building Plan.

**(IDENTIFICATION OF CAR PARKING)**

\_\_\_\_\_ Covered Car parking space on the Ground floor identified for parking of your own car subject to your undertaking not to claim any other parking space other than the Parking identified for the Allotted Apartment in Sunrise Aura Phase II.

**(TOTAL CONSIDERATION & PAYMENT PLAN)**

**(PRICE)**

Price of Flat	
Extra Development Charges ( <b>EDC</b> includes Transformer, Electrical Infrastructure, Generator etc.)	
GST on Price of Flat @ 5%	
GST on EDC @ 18%	
Total	

**For PARK CHAMBERS LIMITED**

*San Venkatesh*

**Director**

Payment Plan	Percentage (Apartment Price)	Percentage (EDC)	Due Within
Booking Amount	11 Lac		-
On execution of Agreement for Sale less booking Amount	10%		30 days
On completion of Piling of the block	10%		30 days
On completion of Casting of Ground floor roof Slab of the Building	10%		30 days
On completion of Casting of 3rd floor roof Slab of the Building	10%		30 days
On completion of Casting of 5th floor roof Slab of the Building	10%		30 days
On completion of Casting of 7th floor roof Slab of the Building	10%	30%	30 days
On Completion of 80% of the internal Block Work of the Building	10%		30 days
On completion of 80% of the Windows of the Building	10%	35%	30 days
On completion of 80% of the Flooring work of the Building	10%		30 days
On Application of Occupancy Certificate for the Building	5%	35%	30 days
On Obtaining Occupancy Certificate for the Building	5%		30 days

Note:

GST or any other statutory taxes shall be charged extra as levied by the Government at a rate, applicable on the date of the demand. In case of the refunds if any, it will exclude all taxes paid by you or payable by you against the demands raised till date of the refunds.

Under section 194-1A of the Income Tax ac, in case of the transfer of an immovable property of Rs.50 lac or more, TDS @ prevailing rate is required to be deducted by the transferee on Amount Payable to transferor.

FOR PARK CHAMBERS LIMITED

Authorized Signatory

1. \_\_\_\_\_
2. \_\_\_\_\_

[Signature of Provisional Allottee(s)]

FOR PARK CHAMBERS LIMITED

\_\_\_\_\_

Director

