

SKYSCRAPER REALTECH PROPERTIES LLP.

A Unit of Realtech Group

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Memo No. Astha/2023/____

Date: _____

To

Sub: Provisional Allotment of Flat and Appurtenances

Ref: Your Application dated _____.

Dear Sir/ Madam,

Thank you for opting and being a part of "**Astha**"

This is in response to your application dated _____.

We are pleased to allot you at our discretion Flat No. '_____' on the ____ Floor, having carpet area _____ (_____) square feet, more or less, in Block ____ (**Unit**) along with the right to _ (__) open parking space at the ground level/covered garage in the ground floor of any Block in the complex (**Garage**), at "**Astha**" (Said Complex), lying and situated at Mouza Jamalpara, J. L. No. 42, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Rajarhat Bishnupur 2 No. Gram Panchayat (RBGP-2), District North 24 Parganas for a consideration of **Rs.** _____/- (Rupees _____) only, which is inclusive of cost of proportionate land, common portions and installations. The particulars of the Consideration and Extra cost are:

Sl.	Payment Description	Amount to be Paid
1.	Cost of Unit.	Rs. _____/- (Rupees _____) only
2.	Cost of Open Parking Space/Covered Garage	Rs. _____/- (Rupees _____) only
3.	Stand-by power supply to the Said Unit from diesel generators, per 1 (one) KVA.	Rs. _____/- (Rupees _____) only
4.	Security deposit and all other charges of the supply agency for providing Transformer or	Rs. _____/- (Rupees _____) only

Shashi



Premises No. 04-0583, Plot No. AA-11B/3296, Category - MIG-I, Action Area - 11B,
North 24 Parganas, West Bengal - 700161

	Mother Meter to the Said Block.	
5.	The Promoter shall provide Intercom facility in the Said Unit, the Allottee shall be liable to give an installation charge.	Rs. _____/- (Rupees _____) only
6.	The Promoter shall provide Water Filtration Plant facility in the Said Complex, the Allottee shall be liable to give an installation charge.	Rs. _____/- (Rupees _____) only
8.	The Promoter shall provide Central Security System in the Said Complex/Said Block, the Allottee shall be liable to give an installation charge..	Rs. _____/- (Rupees _____) only
9.	Interest Free advance for proportionate share of the common expenses/ maintenance charges for 12 months @ Rs. 3/- per square feet on Unit.	Rs. _____/- (Rupees _____) only
10.	Interest Free Sinking Fund @ Rs. 30/- per sq. ft. on Unit	Rs. _____/- (Rupees _____) only
11.	Association Formation Charge.	Rs. _____/- (Rupees _____) only
12.	Legal/Documentation charges, excluding stamp duty and registration fees, registration/ commission fees and misc. expenses, which shall be paid extra by the Allottee at the time of registration.	Rs. _____/- (Rupees _____) only
	Total Consideration	Rs. _____/- (Rupees _____) only
<i>plus</i> Applicable GST (Goods and Service Tax)		

You have the right to opt out of this allotment by communication in writing which should reach us at the address given in this letter, before _____ (15 days). In such event, we will refund you the Application Fee in full (without any interest or damages) within 45 days.

This letter of allotment is provisional and not to be treated as an agreement for sale. Further the above allotment is subject to your signing our standard Agreement for Sale before _____ (21 days) failing either of which this Allotment Letter shall automatically stand withdrawn and cancelled and we will refund you the Application Fee in full (without any interest or damages) within 45 days.

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On your signing our standard Agreement for Sale within before _____
(at our office, by prior appointment with the undersigned), this Allotment Letter
will automatically be replaced by our standard Agreement for Sale.

Please send your remittance by Pay Orders/Demand Drafts/Cheques in favour of
"Skyscraper Realtech Properties LLP A/c Astha" payable at Kolkata only.

Your Customer Identity No. is: **Astha** /__ __ (Astha / __Block
__Flat__Floor) and henceforth, you are requested to quote this number as
reference in all your future payments and correspondence.

This Letter, is being sent to you in duplicate. Please sign the confirmation clause
written below, as a token of your acceptance of the contents and return the same
to us.

Assuring our best of service and co-operation at all times.

Yours sincerely,



For Skyscraper Realtech Properties LLP

Confirmation Clause:

I/We confirm and accept what is stated above

(Signature of the Allottees)

Place :

Date :