

(LETTER HEAD OF THE PROMOTER)

Provisional Allotment Letter

Memo No.....

Dated:.....

To

Mr./Mrs.....

.....

.....

.....

Dear Sir/Madam

**Sub: Provisional Allotment of
Apartment:**

- (i) Apartment No. -
- (ii) Block No. -
- (iii) Building No. -
- (iv) Carpet Area of the Apartment – aboutSquare Feet
- (v) Type of Apartment –.....BHK
- (vi) Floor -

Parking Space :

- (i) Covered Parking Space No. -
- (ii) Area of Parking Space – aboutSquare Feet
- (iii) Floor -

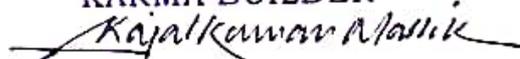
At the Project namely, "THE AVENUE" lying and situated In R.S/L.R Dag No. – 344 in Mouza – Mahishbathan, under L.R Khatian No. – 1659, 1661 and 1662 respectively and in R.S/L.R Dag No. – 852, in Mouza – Thakdari, under L.R Khatian No. – 998, 999 and 948 respectively, J.L. No. – 18 & 19, in District 24 Parganas under jurisdiction of presently Police Station – Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. – 28, Kolkata – 700102, West Bengal.

Ref: Your Application being No. -, dated.....

Greeting from M/s Karma Builder!!

In Pursuant to your abovementioned Application, we are pleased to "Provisionally" allot the above-mentioned **Apartment and Parking Space** in our project "THE AVENUE" in lieu of payment of the Booking Amount Rs..... and subject to payment the agreed total consideration of the said **Apartment and Parking Space** along with applicable taxes and other deposits, costs and

KARMA BUILDER



Partner

expenses etc. amounting to Rs.....(inclusive of Booking Amount) agreed by you. The Breakup of **Total Payment** and the **Payment Plan** are mentioned in the Annexure below.

You have thoroughly understood the terms, conditions, rights, liability, rules, restrictions and covenants mentioned in the Standard Format Agreement for Sale and Sale Deed meant for this Project and you have agreed to abide by the same.

You have agreed with **Total Payment** and also have agreed to pay same as per the **Payment Plan**.

You have agreed with the specification of the above-mentioned **Apartment and Parking Space**.

The above-mentioned **Apartment and Parking Space** are meant for the Residential use only.

You have agreed to execute the said standard format Agreement for Sale in respect of the said **Apartment and Parking Space** within **30 (Thirty) days** from the date of this Provisional Allotment Letter, failing which this Provisional Allotment shall automatically stand cancelled/terminated without any further notice. In such event, we shall refund the amounts till paid by you without any interest thereon to you within 07 (Seven) days after deducting Rs. 2000/- as the administrative cost. After the said **30 (Thirty) days** we are free to deal with the above-mentioned **Apartment and Parking Space** with any person.

Please note that this allotment is purely provisional and subject to the abovementioned terms and conditions. This letter of Provisional Allotment shall not be treated as an agreement for sale or transfer. This Provisional Allotment is Not Transferable.

Please affix your signature(s) (with stamp, if applicable), at the foot of the Annexure hereto, to endorse your confirmation and acceptance of this Provisional Allotment and the terms and conditions recorded herein.

Hope you will give us opportunity to provide you a High Quality Sate-of-Art housing in Krishnanagar._

Thanking you,
Yours faithfully,

M/s KARMA BUILDER
Authorized Signatory

ANNEXURE

PART – I
TOTAL PAYMENT

The Breakup of the **Total Payment** of Rs.....(Rupees.....) only payable by the Provisional Allottee to the Promoter for sale of the said **Apartment and Parking Space** shall be as follows:-

Description	Price/Cost	GST
Apartment		
Preferred Location Charges		
Parking Space		
Facilities & Amenities		
Documentation Charges		
Advocate Fees		
Others		
TOTAL		

Note:

- This Total Payment amount is valid for **30 (Thirty) days** from the date of this Provisional Allotment Letter.
- This Total Payment amount is escalation free but subject to change in the applicable tax rate and change in the specification and extra work done on request of the Allottee.
- Stamp Duty and Registration Fee and other incidental expenses for registration are Extra.
- Payments are to be made in Indian Rupee.
- Cash payment as per Government Rules.

PART – II
PAYMENT PLAN

The said **Total Payment** of Rs...../- (Rupees) only mentioned herein shall be paid by the Provisional Allottee to the Promoter by cheques/Pay Orders/ Demand Drafts drawn in the name of "**M/s KARMA BUILDER**" or by online payment (as applicable) as follows:

SI. No.	Particulars	Amount / (Rs.)
(1)	Booking Amount	Rs.-/-
(2)	On execution of this Agreement for Sale	.....% of the Total Payment (after adjusting Booking Amount)
(3)	Payable on or before completion of foundation work and within 30 days from the date of Demand Letter	.....% of the Total Payment

(4)	Payable on or before completion of casting of the Ground Floor and within 30 days from the date of Demand Letter	.....% of the Total Payment
(5)	Payable on or before completion of casting of the First Floor and within 30 days from the date of Demand Letter	.....% of the Total Payment
(6)	Payable on or before completion of casting of the Second Floor and within 30 days from the date of Demand Letter	.....% of the Total Payment
(7)	Payable on or before completion of casting of the Third Floor and within 30 days from the date of Demand Letter	.....% of the Total Payment
(8)	Payable on or before completion of casting of the Forth Floor and within 30 days from the date of Demand Letter	.....% of the Total Payment
(9)	Payable on or before completion of casting of the Fifth Floor and within 30 days from the date of Demand Letter	.....% of the Total Payment
(10)	Payable on or before completion of casting of the Sixth Floor and within 30 days from the date of Demand Letter	.....% of the Total Payment
(11)	Payable on or before completion of brick work and within 30 days from the date of Demand Letter	.....% of the Total Payment
(12)	Payable on or before completion of Flooring and POP and within 30 days from the date of Demand Letter	.....% of the Total Payment
(13)	Payable on the date of the Possession Letter or or at the time of execution and registration of the said Apartment and Parking Space whichever is earlier.	.....% of the Total Payment and Documentation Fees, Legal Fees, Stamp Duty, Registration Fees, Transformer Cost (on actual pro-rata basis) and other incidental cost and expenses.

Note:

- All payments shall be made within **30 (Thirty) days** from the date of demand raised by the Promoter failing which it will attract interest as per the Real Estate (Regulation and Development) Act, 2016 and also the penalty.
- In case of Refund No Tax will be refunded.
- 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.

PART – III
FLOOR PLAN

- Floor Plan of the Apartment
- Floor Plan of the Parking Space

PART – IV
DEEDS AND DOCUMENTS

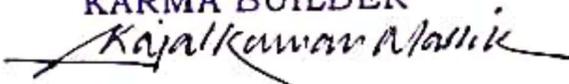
- All photocopied deeds and documents relating to the Project.
- Standard Format Agreement for Sale
- Standard Format Sale Deed

I/We have read and understood the contents of this Provisional Allotment Letter and the Annexure hereto and confirm and accept the same and also accept and agree the terms, conditions, rights, liability, rules, restrictions and covenants mentioned in the Standard Format Agreement for Sale and Sale Deed.

1. _____
2. _____

[Signature of Provisional Allottee(s)]

Date:

KARMA BUILDER

Partner

Authorized Signatory
For M/s KARMA BUILDER