

## ALLOTMENT LETTER

Date 11.12.24

**Purchaser Name**  
**Purchaser Contact**

Dear Sir/Madam,

### Sub: Allotment of one X Bedroom Apartment at (OPULENCE)

We are pleased to inform you that a Bedroom Apartment No-----on the ----- floor of **OPULENCE**, having a Super Built-up area of \_\_\_\_\_ sq. ft. (approx.) along with right to use of one Parking space at the Basement of Premises No. 651A, BLOCK -0,2<sup>ND</sup> FLOOR, NEW ALIPORE, KOLKATA-53, has been provisionally allotted in your favour on the basis of your Application dated 26.05.2023 made along with Rs.\_\_\_\_\_ (Rupees: in words) only received by us till date.

1. The price of the said Apartment is **Rs /- (Rupees-----)**, plus applicable Goods & Service Tax (GST).
2. Description of the Unit allotted are as follows:

<b>Head</b>	<b>Price (excl. GST)</b>
(i) Apartment No. XX, XX Floor; Carpet Area XXX sqft+XXX sqft Balcony; Built-up Area XXX sqft; Super Built-up Area XXX sqft;	
(ii) Car Parking	
(iii) Utility charges : Transformer/Cable laying/ DG back-up/HVAC	
(iv) Ancillary charges: Legal/Maintenance/ Association formation	
(v) Other charges: Municipal Tax/Sinking Fund	
(vi) Overall Property value (excluding GST)	
<b>Total Consideration: Inclusive of GST</b>	

3. The allotment of the said Unit shall be governed by the provisions of this Allotment Letter as well as by the provisions of the Agreement for Sale, to be executed between the parties. The terms of the Allotment letter and the Agreement for Sale shall supersede all other communications and none of the parties shall be entitled to set up any oral agreements.
4. **An amount amounting to Rs----- (Rupees -----only) inclusive of GST is payable by you within 15 days from the date of receipt of this letter, in accordance with the Payment Schedule annexed with the Application Form.** Timely payment of all installments, as mentioned in the payment schedule, shall be the essence of this Allotment. **After netting off Rs. ----- already paid by you, a further sum of Rs. ----- (Rupees-----) only is due from you as on date, inclusive of GST.**
5. Demand Notice for payment shall be issued by the Developer on completion of each stage of construction, as stated in the payment schedule.
6. We shall, from time to time, send demand notices for other payments and the same shall be payable by you as per the terms and conditions for payment contained in the General Terms and Conditions, attached to this letter, which shall form part of this Allotment letter. However, you shall be liable to pay all the installments as mentioned in Clause 2 on due dates irrespective of our sending reminders.
7. The total cost mentioned above is fixed, non-negotiable and non-escalable and includes cost of proportionate share of land, development, infrastructure, construction of Apartment, common areas, Parking Spaces, if any, and other installations etc.
8. This Allotment is provisional and subject to strict compliance with the General Terms and Conditions contained herein below:
  - (a) Fulfillment of General Terms and Conditions annexed hereto and those of the General Terms and Conditions provided to the Allottee along with the Brochure.
  - (b) Your paying extra charges towards rates, taxes, electricity connection charges, generator charges, maintenance charges and other charges on account of formation of an Association of Owners.
  - (c) Your executing the documents as required by us as per the standard format before delivery of possession of the Apartment and Parking Space.
9. This offer of provisional allotment shall be final upon your fulfilling all the General Terms and Conditions as annexed hereto.
10. Each installment shall be remitted by means of Cheque/Demand Draft/Pay Order/ Electronic Fund Transfer in favors of “**SHAPING G2S PRIVATE LIMITED COLLECTION ACCOUNT**”, payable at:

- 11.** All payments made by Cheque/Draft/Electronic transfer, shall be considered to have been received by the Developer, only when the amount is credited in the account of the Developer. In the event any amount submitted by the Allottee, is returned unpaid, the Allottee shall be liable to pay, an additional amount of Rs. 500/- (Rupees Five Hundred only), as Cheque returned charges, along with the unpaid amount.
- 12.** Please note that this allotment offer is provisional and subject to:-

  - a) Your strict compliance of the terms and conditions contained herein;
  - b) your punctual payment of all installments in the manner as mentioned in the Payment schedule ;
  - c) Execution of the Agreement for Sale, as per the standard format within 30days from the date of such intimation by the Developer to the Purchaser/Allottee.
- 13.** The decision/certification of the Architect (appointed by the Developer of the project) shall be final regarding completion of the project namely 'Town Square'.
- 14.** This Allotment letter shall never be treated as an Agreement for Sale or transfer of ownership.
- 15.** The residential unit shall be deemed to have been allotted, when the Developer shall receive back, the duplicate copy of this letter duly signed on every page, within 15 days from the date of issuance of this Letter. Any failure by the Purchaser in this regard shall make the Allotment liable to be cancelled at the sole discretion of the Developer and in that event the entire Booking Amount paid by shall stand forfeited and any extra amount paid, shall be refunded by the Developer without interest. Upon such cancellation, the Allottee shall have no right or interest and the said Unit shall be discharged of all their liabilities and obligations under this Allotment Letter whereupon the Developer shall have the absolute right to deal with the said Unit in any manner, in which they may deem fit, as if that Allotment had never been made.
- 16.** The Developer reserves the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any conditions and/or restrictions imposed by the Authorities concerned or any change and/or amendment or levy of any applicable laws etc. and the Allottee/Purchaser shall be deemed always to have consented to such changes or amendments in the terms and conditions.

17. This letter, along with the General Terms and Conditions annexed hereto, is being sent to you in duplicate. Please sign the duplicate copy thereof at the Confirmation Clause given below, as a token of your acceptance of the contents, and return the same to us while depositing the allotment money as per schedule. The original is to be retained with you.

We assure you of our best services at all times.

Thanking you,

Yours faithfully,

For **SHAPING G2S PRIVATE LIMITED**

**Authorized Signatory**

**Confirmation:**

I/We confirm my / our acceptance of what are stated above and I/We shall abide by the laid down terms & conditions.

\_\_\_\_\_  
(Signature of the Sole Allottee)

\_\_\_\_\_  
(Signature of Joint Allottee)

Place \_\_\_\_\_

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

**Note: Please affix Company Seal in case the Allottee is a Company/Firm**