

Date: _____

To

Dear Sir/ Madam,

Sub: Provisional Allotment of Apartment.

Ref: Your Application dated _____.

Thank you for opting and being a part of “*Raajkutir*”

This is in response to your application dated _____.

We are pleased to allot you at our discretion Unit No. _____ on the _____ Floor, in Block _____, having carpet area measuring about _____ (_____) square feet and total area measuring about _____ (_____) square feet [including balcony area and area of common space] (**Unit**), along with the right to _____ (_____) independent/dependent parking space (**Parking Space**) (Said Unit with Said Parking Space is **Apartment**), at “*Raajkutir*” (Said Complex), to be constructed on a portion of land at Mouza Kalikapur, Post Office – Kashinathpur, Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, within the limits of Patharghata *Gram Panchayat* (**PGP**), for a consideration of **Rs.** _____/- (Rupees _____) only, which is inclusive of cost of proportionate land, common portions and other charges but excluding Goods and Service Tax (GST).

SI No.	Description	Rate per Square Feet	Amount
A	Apartment Price:		
	a) Cost of the Unit		
	b) Cost of exclusive balcony or verandah		
	c) Proportionate cost of Common Areas with external wall thickness etc.		
	d) Garage		
	Sub – Total		
	Other Charges:		

B	a) Security deposit and all other charges payable to the supply agency for providing Transformer and/or Mother Meter to the Said Block/Complex	
	b) Stand-by power supply to the Said Unit from diesel generators, per 1 (one) KVA.	
	c) The Promoter shall provide Intercom facility in the Said Unit, the Allottee shall be liable to give an installation charge.	
	d) The Promoter shall provide Water Filtration Plant facility in the Said Complex, the Allottee shall be liable to give an installation charge.	
	e) The Promoter shall provide Central Security System in the Said Complex/Said Block, the Allottee shall be liable to give an installation charge.	
	f) Interest Free advance for proportionate share of the common expenses/ maintenance charges for 12 months @ Rs... per square feet (Advance Maintenance Charges).	
	g) Interest Free Sinking Fund @ Rs.../- per sq. ft.	
	h) Association Formation Charge.	
	i) 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.
Sub – Total		Rs.
Total Price (A + B)		Rs.
<i>plus</i> Applicable GST (Goods and Service Tax)		

Payment Description

Sl.	Payment Description	Percentage/Amount
1.	Booking Amount	..... of Total Price plus applicable GST
2.	At the time of Agreement	..... of Total Price
3.	On Foundation Casting of Said Block	.... of Total Price plus applicable GST
4.	On Ground Floor Roof Casting of Said Block	..... of Total Price plus applicable GST
5.	On 1 st Floor Roof Casting of Said Block	..... of Total Price plus applicable GST
6.	On 2 nd Floor Roof Casting of Said Block	.....of Total Price plus applicable GST
7.	On 3 rd Floor Roof Casting of Said Block	..... of Total Price plus applicable GST
8.	On 4 th Floor Roof Casting of Said Block	..... of Total Price + Diesel Generator + Transformer & Mother Meter Charges plus applicable GST
9.	On Brickwork of Said Unit	..... of Total Price + Intercom + Water Filtration plus applicable GST
10.	On Possession of Said Unit	..... of Total Price + Advance Maintenance Charges + Sinking Fund + Legal Charges + Association Formation Charges plus applicable GST
	TOTAL	100% of Total Price

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 Booking Amount 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 which this Allotment Letter shall automatically stand withdrawn and cancelled. If you fail to sign and execute our standard Agreement for Sale within the aforesaid time, the Booking Amount/Application Fee shall not be refunded to you and shall be forfeited by you.

On your signing our standard Agreement for Sale within _____, 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 “**Vinayak Realtech Properties LLP A/c Raajkutir**” payable at Kolkata only.

Your Customer Identity No. is: **Raajkutir/___/___/___** (**Raajkutir /Block/Floor/Flat**) 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 Vinayak Realtech Properties LLP

Confirmation Clause:

I/We confirm and accept what is stated above

(Signature of the Allottee)