

PROVISIONAL ALLOTMENT LETTER

Date
00/00/2025

Ref ---BOOKING/00000/25-26

Cust Name

Cust Add

Sub: Provisional Allotment of **UNIT No. 00** in "**Pravya Phase - I**", lying and situated at **Mouza: Gopalpur, J.L. No. 02, P.S.: Airport** (Previously Rajarhat), **P.O. – R.Gopalpur District: North 24 Parganas, Pin – 700136**, in **Ward No. 04, Holding no. 063 Bidhannagar Municipal Corporation, W. B.** ("said Unit").

Dear Sir/Madam,

Please refer to your application for allotment of the aforesaid apartment dated **00-00-25**. (said "Application Form")

In terms of such application, we are pleased to provisionally allot the said Unit to you on and subject to the Terms and Conditions as contained in the Application Form. The Total Consideration payable for the said Unit is **Rs. 00/- (plus extra charges and taxes as applicable)** which is payable by you as per the Payment Schedule contained in the said Application form. You are contractually obliged to observe, fulfill and perform all the terms and conditions contained herein in the manner and within the time stipulated therein.

In addition to the Total Consideration, you will also be required to pay / deposit the following amounts in terms of the Payment Schedule detailed in Annexure as Other Charges & Deposits in common to the project and other related infrastructure which shall serve for common utilities of the project and connections made inside the Apartment.

The above allotment is subject to the following:

1. Realization of the payment of Booking Amount of **Rs.00 /-** paid by you.
2. Disburse payment as per attached payment schedule failing which and /or in case you cancel this allotment letter by written application to be addressed to our Head office, this allotment letter shall automatically stand terminated and the Initial Booking Amount money shall stand forfeited.

On execution and registration of the Agreement for Sale (at the designated place, by prior appointment with the undersigned), the said Application Form, Allotment Letter and the Agreement for Sale shall be read together, and your allotment shall be subject to the terms and conditions as enumerated in the Agreement for Sale. In the event of default of any of the obligations as contained herein, this provisional allotment stands cancelled and we shall be entitled to forfeit agreed liquidated damages for such breach, being deducting the booking amount, brokerage paid, if any, and the interest liabilities. However, you shall be liable to make further payments of applicable Goods and Service Tax in lieu of such cancellation.

All capitalized terms not defined herein shall have the same meaning as described in the said Application Form. We earnestly welcome you to "**Pravya Phase - I**" family.

Thanking you,

Yours

faithfully,

For, NAVINSOHAM DTC PROJECT LLP

NAVINSOHAM DTC PROJECT LLP

(Authorized Signatory)
Authorized Signatory

Annexure

I. Cost of Breakup without Tax

	Revenue Head	Area	Rate	Amount
1	Unit Cost			
2	Vehicle Parking			
3	Maintenance Deposit			
4	Sinking Fund			
5	Club Charges			

Note:

Other Charges will be demanded before Final Possession Notice

II. Other Charges & Deposits

1	Deposit for Allotted Apartment Meter	On Actuals
2	Power Back-Up/Generator	XX%
3	Legal	and
4	Club Development Charges	Rs.
5	Property Tax Deposit	Rs.
6	Advance Maintenance Charges	Rs.
7	Sinking Fund Deposits	Rs.
8	Nomination Charges	2% + GST
9	Applicable Stamp Duty/Registration fees and allied fees for registration	On Actuals
10	Other Govt. Charges (if any)	On Actuals

III. Payment Schedule

PARTICULARS	DEMAND
ON EOI	200000/- + GST
On Application / Booking (Booking Amount)	10% of Total Consideration
Within 30 days from date of Booking on Signing of Agreement for sale	10% of Total Consideration
On commencement of Pilling of the said Block	10% of Total Consideration
On commencement of casting of 1st floor Roof slab of the said block	10% of Total Consideration
On commencement of casting of 5th floor Roof slab of the said block	10% of Total Consideration + 50% Club Charges
On commencement of casting of 9th floor Roof slab of the said block	10% of Total Consideration
On commencement of casting of Roof slab of the said block	10% of Total Consideration
On Completion of Tiling Work of particular unit	10% of Total Consideration
On commencement of installation of Lift of the said block	5% of Total Consideration
On Possession	5% of Total Consideration + Deposits + Other Charges + 50% Club Charges

NAVINSOCHAM DTC PROJECT LLP

Designated Partner/Authorised Signatory

IV. The above prices are exclusive of GST at prevailing rates.

V. Above Payment Schedule, Terms & Conditions or any other detail can be changed altered and/or modified at any time at the sole discretion of the Company.

**** TDS @ 1% will be applicable (As per applicable Law)**

**** GST @ 5% will be applicable (As per applicable Law)**

***** GST @18% Other Charges will be applicable (As per applicable Law)**

****** GST as applicable, is agreeable to the customer & in case of any deviation of law the customer can seek refund of GST from GST department only. Developer will provide necessary support to seek refund of GST (if applicable)**

The Applicant will be required to make all payments on demand, to the Developer as per the Payment Schedule from time to time. Applicable Stamp Duty, registration fees and incidental expenses on registration of the Agreement for Sale and the Deed of Conveyance and other documents (if) to be executed and/or registered in pursuance hereof and all statutory charges payable including the charges of the copywriter for copying of such documents and any other expenses incidental to such registration. The Applicant is aware that Stamp Duty on the Agreement for Sale is payable on an ad-valorem basis on the market value of the said Apartment and the Applicant is bound to register the Agreement, failure to do so will be construed as default on part of the Applicant.

The Applicant shall be liable to pay the Goods & Services Tax (GST) at the applicable rate and any other tax, duty, levy etc. by whatever name called, that may hereafter be imposed/made applicable by the government /authorities.

Bank details:

Beneficiary Name: NAVINSOHAM DTC PROJECT LLP

Bank Name: ICICI BANK LIMITED

Account No.: 572905000126

IFSC CODE: ICIC0005729

Branch: 16, DIAMOND HERITAGE, KOLKATA – 700001

Thanking you,

Yours faithfully,

For, NAVINSOHAM DTC PROJECT LLP

NAVINSOHAM DTC PROJECT LLP


Designated Partner/Authorised Signatory
(Authorized Signatory)