

Ref No. BK/ ____ / ____

Dated: _____

Ref : Allotment against your application for the UNIT

Sub: Provisional allotment of an identified apartment at the project entitled “SARVALOM”, proposed to be constructed at Premises No. 184, J.N.Mukherjee Road, Howrah -711106.

Dear Sir/Madam,

Pursuant to your abovementioned application, we are pleased to provisionally allot in your favour, an apartment at the abovementioned project together with the permission to use such 01 (One) number of covered/open/mechanicalspace(s) at the Building and/or the Said Premises, as earmarked, identified and designated by Raga Projects LLP for the parking of private medium sized car(s) owned by you in lieu of payment of the consideration payable in respect thereof.

Terms & Conditions for Provisional Allotment as follows:-

DETAILS OF BOOKING

APPLICANT DETAILS	
1ST APPLICANT	
W/O	
ADDRESS	
MOBILE NO.	
PAN	
CO-APPLICANT	
S/O	
ADDRESS	
MOBILE NO.	
PAN	
FLAT DETAILS	
TOWER	
FLOOR	
FLAT NO.	
SERVANT QUARTER NO.	

AREA DETAILS	
CARPET AREA OF FLAT	
BUILT UP AREA (FLAT)	
BUILT UP AREA (SERVANT QUARTER)	
AREA for CAM CHARGES	
CAR PARKING DETAILS	
CAR PARKING NO.	
CAR PARKING TYPE	
CONSIDERATION	
AMOUNT (FLAT)	
AMOUNT (CAR PARKING)	
TOTAL	

PAYMENT PLAN

SL.NO/ INSTALL MENT NO.	MILESTONE	PAYMENT TERMS	AMOUNT	GST@5 %
1	ON BOOKING OF YOUR FLAT	10%		
2	WITHIN 30 DAYS FROM DATE OF BOOKING OF YOUR AGREEMENT	10%		
3	ON COMPLETION OF PILING OF YOUR BLOCK	7.50%		
4	COMMENCEMENT OF GROUND FLOOR ROOF SLAB	7.50%		
5	COMMENCEMENT OF 1ST FLOOR ROOF SLAB OF YOUR BLOCK	7.50%		
6	COMMENCEMENT OF 3RD FLOOR ROOF SLAB OF YOUR BLOCK	7.50%		
7	COMMENCEMENT OF 5TH FLOOR ROOF SLAB OF YOUR BLOCK	7.50%		

8	COMMENCEMENT OF 7TH FLOOR ROOF SLAB OF YOUR BLOCK	7.50%		
9	COMMENCEMENT OF THE ULTIMATE ROOF SLAB OF YOUR BLOCK	7.50%		
10	COMMENCEMENT OF BRICKWORK OF YOUR UNIT	7.50%		
11	COMMENCEMENT OF INSIDE PLASTER OF YOUR UNIT	5%		
12	COMMENCEMENT OF FLOORING OF YOUR UNIT	5% + Extra Charges		
13	INSTALLATION OF LIFT AT YOUR BLOCK	5%		
14	ON NOTICE OF POSSESSION OR REGISTRY OF YOUR FLAT WHICHEVER IS EARLIER	5% + Deposits		
	TOTAL	100%		

- a) Strict compliance by you to our satisfaction, of each of the terms and conditions stipulated by us from time to time including those that shall be recorded in the standard draft of the Agreement for Assignment pertaining to the said project. The contents of the Schedule enclosed herewith form and/or shall be deemed to form an integral part of this provisional allotment letter, and thus shall be binding on your goodself (ves).
- b) You shall make timely payment as per the Schedule/Payment Plan. All Extra charges to be paid along with the 12th Installment and All Deposit's to be paid along with the 14th Installment of the payment plan along with applicable taxes.
- c) The Agreement for Assignment has to be executed within 60 days from this Provisional Allotment Letter, failing which the promoter shall have the right to terminate/ withdraw this Allotment for all intents and purposes without any further act, deed or thing and all amounts paid by you after forfeiting a sum of Rs. 1 lakh , will be refunded back to you save and except any taxes, without any interest thereon without you having/ raising any nature of manner of objection to the same on any ground whatsoever or howsoever.

Please note that this allotment is provisional and subject to the above mentioned terms and conditions, and shall be read in conjunction with your above mentioned application. This letter of provisional allotment shall not be treated as an agreement for assignment or transfer, and all payments received from your goodself(ves) until execution of the Assignment Agreement in terms of the above mentioned draft or until cancellation of this provisional allotment, whichever be earlier, shall be treated as refundable interest free advance(s).

This provisional allotment is personal to your goodself (ves), and you shall not be entitled to transfer and/or assign and/or nominate the same and/or any part or portion thereof to any third party and/or to nominate any third party in your place and stead.

Save as specifically defined hereinabove, each of the capitalized terms used herein shall have the same meaning as respectively ascribed to each of such terms in the Assignment Agreement.

Please affix your signature(s), with stamp(s), if and as applicable, at the foot of each page of this letter including the enclosures hereto, to signify your confirmation and acceptance of this provisional allotment and the terms and conditions recorded herein, as also, those relating thereto and/or governing the same.

We look forward to a meaningful association with your goodself (ves).

For Raga Projects LLP

(Partner / Authorised Signatory)

1. 1st Applicant

2. 2nd Applicant