

## PROVISIONAL ALLOTMENT LETTER

Date: DD-MM-20YY

**To,  
NAME,  
ADDRESS**

**Sub:** Provisional Allotment of **Type - Duplex Bungalow (Block - [●])**, in **“AAROHI 2.0, PHASE - II”** at Bengal Aerotropolis Projects Limited (BAPL), PS: Andal, PIN - 713321, District - Paschim Bardhaman, West Bengal, having (RERA Registration No. - [●]).

**Ref: Your Application No. [●], dated - [●].**

Dear Sir/Madam,

In response to your application, we are pleased to provisionally allotment in your favour one Duplex Bungalow of **“AAROHI 2.0, PHASE - II”** at Bengal Aerotropolis Projects Limited (BAPL), residential area, P.S: Andal, PIN - 713321, having a **Plot Area - [●] Sq. Ft. (G+1)**, comprising of [Property details] on the [●] floor totaling to **Carpet Area of [●] Sq. Ft, Total Built up Area of [●] Sq. Ft.** (hereinafter called the **Said Duplex Bungalow**).

Break up Total Price:

| Consideration Details                |                                    |
|--------------------------------------|------------------------------------|
| Duplex Bungalow Details (in sq. ft.) | Type - Duplex Bungalow (Block-[●]) |
| Plot Area (in sq. ft.)               |                                    |
| Carpet Area (in sq. ft.)             |                                    |
| Built-Up Area (in sq. ft.)           |                                    |
| Rate/sq. ft.                         |                                    |
| <b>Duplex Bungalow Value</b>         |                                    |
| GST @ 5% on Duplex Bungalow Value    |                                    |
| <b>Total Consideration</b>           |                                    |

Please note the Duplex Bungalow shall be provisionally allotted in your favour only upon receipt of the balance booking amount in terms of the application form. therefore, we request you to make a payment of **Rs. [●]/- (Rupees [●])** only plus GST of **Rs [●]/- (Rupees [●])** only aggregating to **Rs. [●]/- (Rupees [●])** only towards

the Booking Amount for the Duplex Bungalow in the Punjab National Bank, **Escrow Account – [●]** by Pay Order/Demand Draft/Cheque in favour of "**BENGAL AEROTROPOLIS PROJECTS LIMITED**", payable at Kolkata within **15 (Fifteen)** days from the date of this letter, failing which this provisional allotment will automatically stand terminated and **BENGAL AEROTROPOLIS PROJECTS LIMITED** will be free to deal with the Duplex Bungalow at its sole discretion. This offer of provisional allotment shall not be treated as assign/transfer document and does not create any right whatsoever or howsoever in your favour. The allotment of the Duplex Bungalow shall remain provisional till the time a formal "Deed of Assignment" is executed and registered in your favour. The stamp duty, registration fee and incidental expenses with respect to the same shall be payable and borne by you.

We shall be sending you from time to time, the tax invoice for future balance installment payments, which are to be paid in terms of the "Agreement for Assignment" of the Duplex Bungalow to be executed and registered.

Upon receipt of the booking amount including GST as stated herein above, the copy of "Agreement for Assignment" printed on Stamp Paper will be sent to you for your perusal and records and intimate you the proposed date(s) for execution and registration of the same. As a token of your acceptance of the provisions herein kindly sign and return duplicate copy of this letter attached herewith for our record. Assuring you the best of our professional services at all times.

Thanking You,  
Yours Sincerely,  
For **Bengal Aerotropolis Projects Limited**

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**Authorized Signatory**

**Encl:**

1) Payment Schedule

| <b>Payment Schedule: AAROH - 2.0, Phase - II</b> |                                            |                               |               |            |              |
|--------------------------------------------------|--------------------------------------------|-------------------------------|---------------|------------|--------------|
| <b>Sl. No</b>                                    | <b>Event</b>                               | <b>Particulars</b>            | <b>Amount</b> | <b>GST</b> | <b>Total</b> |
| 1                                                | On Booking                                 | 10% + GST as applicable       | [•]           | [•]        | [•]          |
| 2                                                | On Agreement                               | 5% + GST as applicable        | [•]           | [•]        | [•]          |
| 3                                                | On completion of foundation                | 5% + GST as applicable        | [•]           | [•]        | [•]          |
| 4                                                | On completion of Ground Floor roof Casting | 10% + GST as applicable       | [•]           | [•]        | [•]          |
| 5                                                | On completion of Ground Floor Brickwork    | 10% + GST as applicable       | [•]           | [•]        | [•]          |
| 6                                                | On completion of 1st Floor roof Casting    | 10% + GST as applicable       | [•]           | [•]        | [•]          |
| 7                                                | On completion of 1st Floor Brickwork       | 10% + GST as applicable       | [•]           | [•]        | [•]          |
| 8                                                | On completion of plastering                | 10% + GST as applicable       | [•]           | [•]        | [•]          |
| 9                                                | On flooring of the said unit               | 10% + GST as applicable       | [•]           | [•]        | [•]          |
| 10                                               | On finishing of the said unit              | 10% + GST as applicable       | [•]           | [•]        | [•]          |
| 11                                               | On or before Possession of the said unit   | 10% + GST as applicable       | [•]           | [•]        | [•]          |
| <b>Total</b>                                     |                                            | <b>100%+GST as applicable</b> | <b>[•]</b>    | <b>[•]</b> | <b>[•]</b>   |

**Any other TAX will be paid extra as per GOVT. rules if applicable.**

### **Acknowledgement**

I/We have gone through the contents of the letter and I/we agree and accept the same.

\_\_\_\_\_  
(Signature of Applicant)

\_\_\_\_\_  
(Signature of Joint Applicant)