

Date: _____

To,
MR. _____ AND MRS _____

Re: Provisional Allotment of Flat No. _____ with Balcony on _____ Floor of Block/Tower _____ at 'Rameswara Riverview', L. R.& R. S. Dag No.46/997, 38/1681,38/1680, 46 and 46/1682 recorded in L. R. Khatian No. 3947 to 3947 to 3956, 4032, 4043 to 4051, 4058, 4076 to 4082, 4084 to 4086, 4088 to 4094, 4119to 4134, 4163 to 4167,4202 in Mouza: Monirampur, J.L. No.2, being Municipal Holding No. 197 in Ward No.22, within the limits of North Barrackpore Municipality, Post Office & Police Station - Barrackpore, District – North 24 Parganas (Said Space)

Dear Sir/Madam,

1. This is in response to your Application dated _____.
2. We have received from you the Registration/Application Money for the Said Space.
3. We are pleased to offer the provisional allotment of the Said Space, comprising of **(i) Flat No. _____ on _____ Floor of Block/Tower _____**, having [super built up area approximately _____ (_____) square feet, built up area approximately _____ (_____) square feet square feet and carpet area approximately _____ (_____) square feet square feet **(Said Flat) (ii) _____ (_____) Balconies** with the said flat having an area of approximately _____ (_____)square feet **(Said Balcony) and iii) _____ (_____) square feet Covered Dependent/Independent Car parking space** at '**Rameswara Riverview**', L. R.& R. S. Dag No.46/997, 38/1681,38/1680, 46 and 46/1682 recorded in L. R. Khatian No. 3947 to 3947 to 3956, 4032, 4043 to 4051, 4058, 4076 to 4082, 4084 to 4086, 4088 to 4094, 4119 to 4134, 4163 to 4167,4202 in Mouza: Monirampur, J.L. No.2, being Municipal Holding No. 197 in Ward No.22, within the limits of North Barrackpore Municipality, Post Office & Police Station - Barrackpore, District – North 24 Parganas, for a Total Price of **Rs. _____** only including Preferred Location Charges, Floor Escalation Charges & right to park medium size motor car/two wheeler on the ground floor/basement, if any.

The Said Parking Space will be identified on the date of possession.

4. GST is applicable @ 5% on all billing for construction service under the GST system
5. The payment of Total Price, Extra Charges & Deposits and any other charges (if any applicable) is to be made as per the Payment Schedule given herein below. The Demand Notice for payment of each installment of the Total Price & Deposits and for any other charges will be sent to you and the same to be made within 15 (fifteen) days from the date of such notice.

PAYMENT SCHEDULE

PAYMENT SCHEDULE OF RAMESWARA RIVERVIEW S.N.Banerjee Road, North Barrackpore Municipality, Post Office & Police Station - Barrackpore, District – North 24 Parganas	
Application for Allotment	10% of Total Consideration value + GST as Applicable
On Execution of Sale Agreement	10% of Total Consideration value + GST as Applicable
On Completion of Piling	10% of Total Consideration value + GST as Applicable
On Completion of Plinth	10% of Total Consideration value + GST as Applicable
on Completion of 2 nd Floor Slab Casting	10% of Total Consideration value + GST as Applicable
on Completion of 3 rd Floor Slab Casting	10% of Total Consideration value + GST as Applicable
on Completion of 4 th Floor Slab Casting	10% of Total Consideration value + GST as Applicable
On Completion of internal plastering work of the said block.	10% of Total Consideration value + GST as Applicable
On Completion of internal flat flooring, kitchen and bathroom wall tiles of the said block.	10% of Total Consideration value + GST as Applicable
On Possession	10% of Total Consideration value + GST as Applicable

6. Timely payment is the essence of the Allotment. Interest on delayed payment will prevailing savings bank rate of interest.
7. All payments are to be made by Pay Order/Demand Draft/Account Payee Cheque drawn in favour of “**Rameswara Infra Space LLP**” on any Bank, payable at **Kolkata**.
8. The Deposits, detailed in the Chart below:

EXTRA CHARGES & DEPOSITS

Sl.	Description	Amount/Percentage
i)	Maintenance Deposit	Rs. 3/- per sq. ft.
ii)	Sinking Fund Deposit	Rs. 36/- per sq. ft.
iii)	Nomination Charge	Rs. 290/- per sq. ft. + GST as applicable

9. This allotment offer is provisional and subject to:-
- a) Your strict compliance of the terms and conditions contained herein;
 - b) Your making timely payment of the Total Price in the manner mentioned in the Payment Schedule; and
 - c) Your executing necessary Agreement/documents as per the standard format.
10. The Applicant/Co-Applicant will be making payment relating to the registration of the said flat like stamp duty, registration fees and legal charges to the concerned authorities.
11. The Applicant/Co-Applicant will be executing necessary documents as per the format of the company, as and when required.
12. Please note that this provisional allotment letter shall not be treated as an agreement and/or document for transfer/sale of the Said Space and the installments paid will be treated as deposits till transfer of the Said Flat and the Said Parking Space, if any, in your favour is completed.
13. This offer supersedes all other documents/papers/publications and/or any communications.
14. On your signing of the standard Agreement for Sale, the Application Form, standard Agreement for Sale and Allotment Letter would be read together.
15. This offer of provisional allotment is not transferable.

Thanking you,
For **Rameswara Infra Space LLP**

Authorised Signatory