

Date: _____

To

Customer ID: T_/_____

Re: Provisional Allotment of Apartment no. _____ admeasuring carpet area of _____ Sq Ft, super built up area of _____ Sq Ft approximately on the _____ th Floor situated at Tower T_, along with the right to use Car Parking Space ('Apartment') in URBANA at 783, Anandapur, Kolkata 700 107 (said Apartment)

Dear Sir(s)/ Madam/Mesdames,

With reference to your application no. ____ dated _____ for provisional allotment ("**Allotment**") of the Apartment, we are pleased to inform you that the said Apartment has been provisionally allotted to you subject to the terms and conditions contained in the said Application Form.

The Total Price payable for the said Apartment is **Rs.** _____/- plus applicable taxes which is payable by you as per the Payment Schedule contained herein. You shall be bound to observe, fulfill and perform all the terms and conditions contained therein in the manner and within the time stipulated therein.

In addition to the Total Price, you will also be required to pay/ deposit the following amounts in terms of the Payment Schedule:

- a. Cost/Deposit for obtaining common area electricity meter from the electricity supply company.
- b. Charges for mutation and separate assessment of the Said Apartment, mutation fee, if any, and other miscellaneous charges and incidental charges in relation thereto.
- c. Applicable Stamp Duty, Registration fees, and allied expenses as may be assessed by the registration authorities towards registration of the

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 Authorised Signatory

Agreement for Assignment and the Deed of Assignment and such other Deeds or Documents, as may be required to be executed and/or registered in pursuance of the allotment and transfer of the Apartment in your favour.

- d. Maintenance Security Deposit, Interest free Security Deposit, and Corporation Taxes/Deposits together with applicable taxes thereon (if any)

The instant allotment is subject to your executing and registering the Agreement for Assignment within 30 days from the date of this Allotment Letter.

On execution and registration of the Agreement for Assignment, the said Application Form, Allotment Letter and the Agreement for Assignment shall be read together, and your allotment shall be subject to the terms and conditions as enumerated in the Agreement for Assignment.

In the event of default of any of the obligations as contained herein, this provisional allotment will stand cancelled. However, you shall be liable to make further payments of applicable Goods and Service Tax in lieu of such cancellation (if any).

All capitalized terms not defined herein shall have the same meaning as ascribed in the said Application Form and the Agreement for Assignment.

We look forward to a meaningful association with you.

Thanking You.

Yours faithfully,

For Bengal NRI Complex Ltd.

(Authorised Signatory)

Payment Schedule:

Present Payment Plan

Sl. No.	Schedule	%	
1	Booking/Application	10%	
2	Allotment		
3	Signing of Agreement	10%	
4	On completion of piling work	10%	
5	On completion of raft for foundation	5%	
6	On casting of 10th floor	10%	
7	On casting of 20th floor	10%	
8	On casting of 30th floor	10%	
9	On roof casting	5%	
10	On 180 days from completion of roof casting	10%	
11	On 365 days from completion of roof casting	10%	
12	On Possession	10%	

Adjustment of excess / less amount paid along with Application Money:

At the time of application, you have paid the Amount Rs. _____/-, the actual Application Money due as follows-

After adjusting the above Rs. _____/-, the amount payable by you as Allotment Money is Rs. _____/-

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