

M/S. NANIBALA CONSTRUCTION

Partners : **Purnima Mitra**
&
Akash Mitra

REAL ESTATE DEVELOPER AND CIVIL CONTRACTOR

338, Mitra Bhawan, Acharya Prafulla Chandra Pally, S. B. Roy Road, P.O.: Asansol - 713303, Dist.: Paschim Bardhaman

Ref. No.....

Date.....

Ref No:

Date: _____

To,
Mr./ Mrs _____
Address:- _____
[Customer Identity No.]

Sub: Provisional Allotment of Apartment No. _____ in at (RERA Registration No. _____;
webpage _____)

Dear Sir,

In response to your application, we are pleased to provisionally allot in your favor a _____ within Phase of "AKASH APARTMENT" at, Gopal Bose Sarani, Bottala Bazar, 1 No. Mohishila Colony, Asansol-713303, West Bengal, having a carpet area of _____ sq. ft. exclusive balcony having an area of _____ sq. ft., exclusive open terrace having an area of _____ sq. ft. and super built up area of _____ sq. ft. (hereinafter called the **Apartment**) along with [*] number of car parking space measuring _____ sq. ft. on the ground level. We also acknowledge receipt of Rs. _____ towards part payment of Booking Amount for the Apartment.

The Total Price of the Apartment along with car parking space, is confirmed at Rs. _____ and since you have opted for Down Payment Plan/ Installment Payment Plan, you are required to pay the balance amount as per the Payment Schedule annexed herewith. Please note that the Total Price excludes taxes (consisting of tax paid or payable by the allottee by way of Goods and Service Tax and cess,) up to the date of handing over the possession of the Apartment.

Breakup of Total Price:

Cost of Apartment
Cost of Parking Space
Goods and Service Tax

Rs. _____/-
Rs. _____/-
Rs. _____/-

Please note the Apartment shall be allotted in your favor only upon receipt of the balance Booking Amount in terms of the Application Form. Therefore, we request you to make a payment _____ towards the Booking Amount for the Apartment by Pay Order/Demand Draft/ Cheque in favor of " **NANIBALA CONSTRUCTION**", payable at Asansol, within 10 days from the date of this letter, i.e., on or before _____, failing which this provisional allotment will automatically stand terminated and **NANIBALA CONSTRUCTION** will be free to deal with the Apartment at its sole discretion.

This offer of provisional allotment shall not be treated as a sale or transfer document and does not create any right whatsoever or howsoever in your favor. The allotment of the Apartment shall remain provisional till the time a formal 'agreement for sale' is executed and registered in your favor. 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 demand notice for future balance installment payments, which are to be paid in terms of the agreement for sale of the Apartment to be executed and registered.

Upon receipt of the balance booking amount including GST as stated herein above, the copy of Agreement for Sale 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 said Agreement for Sale.

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 NANIBALA CONSTRUCTION

(Authorized Signatory)

Encl:

- 1) Payment Schedule
- 2) Money receipt of Application Money
- 3) Specification

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)

M/S. NANIBALA CONSTRUCTION

Akash Mitra

Partner