

PROVISIONAL ALLOTMENT LETTER

Ref No:

Date:

Mr. -----

-----, **West Bengal**

Contact No. -----

Ref.: Allotment No: -----
Application Form No: -----

Dear Sir / Madam,

Warm Greetings! Congratulations.

A Grand Welcome to “ **Shriram Southbrook** ” Family,

Pursuant to the receipt of your Application referred above and relying on your confirmations, representations and assurances to abide by all the Terms and Conditions and stipulations mentioned in the **Application Form** signed and accepted by you, we are pleased to inform you that an Commercial Unit in **Shriram Southbrook** has been tentatively and provisionally allotted to you as per the details given below and subject to terms and conditions mentioned hereinafter:

1. COMMERCIAL UNIT DESCRIPTION:

a)	Commercial Unit Category (----)	
b)	Area Of Commercial Unit (Sq. Ft.)	Super Built-Up:
		Built-Up Area:
		Carpet Area:-----
c)	Commercial Unit No.	

2. SALE PRICE AND PAYMENT SCHEDULE (Kindly refer to Annexure – A):

a)	Sale Price (Commercial Unit Price after discount if any)	Rs. -----/-
b)	Application Money	Rs. -----/-

3. The Allotment of the Commercial Unit is provisional subject to the adherence and fulfillment of all the terms and conditions mentioned in this provisional Allotment Letter as well as all the Terms and Conditions of Application Form which shall at all times be read and construed as a part and parcel of this provisional Allotment Letter.

4. That the Consideration value includes the Sale price and Other Charges I &II, as fully and particularly mentioned in the **Payment Schedule** annexed herewith and marked as “**Annexure – A**”.
5. We have annexed herewith and marked as “**Annexure – B**”, the **Demand Note** for provisional Allotment Money in conformity with the Payment Schedule. You are requested to make the prompt payment as has been assured and promised by you.
6. All payments should be made by way of Demand Draft/Crossed Cheque/Pay Order/NEFT/RTGS favoring :----- A/C payable at Kolkata in the manner mentioned below:

BENGAL SHRIRAM HI TECH CITY PRIVATE LIMITED
MASTER COLLECTION ACCOUNT,
----- **BANK,**

A/c No.

Address:

IFSC Code

All payments shall be made through Demand Draft (DD, Cheque , NEFT, RTGS or UPIONly. Cash payments and cash deposits are strictly prohibited and will not be accepted under any circumstances. Any such deposits, if made shall be entirely at the customer’s risk and shall not be recognized by the Company.

7. This Allotment is provisional and shall remain valid subject to your making punctual payments of the demand Note annexed to this provisional Allotment Letter (“Annexure – B”) as and when raised and all amounts to be paid in the manner mentioned in the Payment Schedule (“Annexure -A”) and subject to your compliance with all the Terms and Conditions of Application. Any delay and/or nonpayment of dues shall immediately attract interest in delay payment and/or cancellation of the Booking as follows:
 - a. **Interest in delay payment:**
In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.
 - b. **Cancellation Booking before execution of Agreement:**
 - i) In case you desire to cancel the booking, an amount mentioned in the Table hereunder written would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sl. No.	If the letter requesting to cancel the booking is received	Amount to be deducted
1	Within 15 days from issuance of the allotment letter;	Nil;
2	Within 16 to 30 days from issuance of the allotment letter;	1 % of the Sale price of the said Commercial Unit;
3	Within 31 to 60 days from issuance of the allotment letter;	1.5 % of the Sale Price of the said Commercial Unit;
4	After 61 days from issuance of the allotment letter.	2 % of the Sale Price of the said Commercial Unit.

ii) In the event the amount due and payable referred in Clause (i) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

c. Upon execution of the Agreement to Sell, all terms, conditions, covenants, and obligations stipulated therein shall be strictly adhered to by the parties in accordance with the applicable laws. The Agreement to Sell shall supersede the Allotment Letter.

8. The timely payment of the Demand Note (“Annexure – B”) and all installments in conformity with the Payment Schedule and the performance, observance and compliance of all the provisions of the Terms and Conditions of Application and this Letter by you shall be the essence of this provisional Allotment.

9. Swap Request:

In the event the Allottee requests a change of the originally allotted unit/plot to another unit/plot within the same Project, a Unit Swap Fee shall be applicable. The Swap Fee shall comprise of the following:

- the prevailing sale price of the newly selected unit/plot as on the date of approval of the swap request;
- a non-refundable Transfer Fee of Rs. ----- (Rupees ----- only); and
- applicable Goods and Services Tax (GST) and other statutory levies, if any.

Approval of such swap requests shall be subject to availability, the Developer’s sole discretion, and compliance with all applicable terms and conditions.

10. Kindly note that expression ‘Allotment’, wherever used herein, shall always mean provisional allotment and will remain so till such time a formal Agreement for Sale for the Commercial Unit is executed in pursuance of this Letter and the terms of the Terms and Conditions of Application. Kindly specifically note further that the execution of Agreement for Sale shall be subject to your making the entire payment of the allotment money and submission of necessary required KYC documents. The Terms and Conditions of the Application Form and this provisional Allotment Letter shall be binding along with the terms of the Agreement for Sale as and when is executed.

11. Please acknowledge receipt of this Provisional Allotment Letter by signing at the designated place on the duplicate/counterpart of this Allotment Letter and/or mail the same to the below mentioned

address, so as to reach us at the earliest. Further as mutually understood that the delivery of this Letter to you shall mean as deemed service and acceptance on your part.

12. Please submit the necessary KYC (Know Your Customer’) documents in accordance with the directions stated in the Application Form and/or the GTC / Terms and Conditions of Application, if not submitted already.
13. For outstation cheques, application charges will be as applicable and the same shall be borne by the Allottee.
14. The Allottee/Applicant has read, understood and accepted this letter and mutually agree that all the terms, conditions, promises, understanding, booking/application, allotment, agreements, advertisement, marketing, pre-launch, launch shall be guided, depend and modified as per status of applicable Rules, Regulations, Provisions of the Real Estate Regulation and Development Act, 2016 (RERA) as presently and/or as in future prevail and/or at all times as applicable in the State of West Bengal.
15. The Allottee/Applicant hereby further state, declare, assure and confirm and mutually agree that the Allottee/Applicant shall at all times cooperate with the Owner/ Promoter to follow and adhere to any modifications, circulars, notifications, dispensation, change and variance of applicable rules, regulations, provisions, clauses, sub-clauses, technicalities and process with regard to the Real Estate Regulation and Development Act, 2016 (RERA) in the State of West Bengal.
16. The Project “ **Shriram Southbrook** ” is approved by the WBRERA being Registration No.
_____.

ANNEXURE A

PAYMENT SCHEDULE		
_____ Commercial Unit		
SALE PRICE – Rs. _____ /-		
Sl. No.	Payment Schedule	Amount (in Rs.)/Percentage of Sale Price
1.	Application Money and Allotment Money (Booking Money)	9.90%
2.	Agreement Amount – Upon Execution of Agreement – Within 30 days of booking date	10.10%
3.	On commencement of pile foundation of the corresponding tower.	10.00%

4.	On commencement of ground floor plinth level of the corresponding tower.	
5.	On commencement of ground floor roof slab of the corresponding tower.	
6.	On commencement of -----floor roof slab of the corresponding tower.	
7.	On commencement of -----floor roof slab of the corresponding tower	
8.	On commencement of -----floor roof slab of the corresponding tower.	
9.	On commencement of tiling for the Commercial Unit.	
10.	On issuance of possession notice	
Total		100%

-

Sl. No.	Other Charges I	
1.	Infrastructure charges of Rs.-----/sq ft are payable as and when demanded by the Owner/Promoter.	
Sl. No.	Other Charges II	
3.	a. Stamp Duty, Registration Fee as per Applicable Laws at the time of Registration of Agreement for Sale	b. Stamp Duty, Registration Fee as per Applicable Laws at the time of Registration of Deed of Conveyance
	c. Legal Charges = Rs.-_____/-	
	d. Legal drafting fees =Rs.	

4.	Advance Core Maintenance Charges at minimum Rs. _____ /Sq ft / Month for 2 Years
5.	Advance Township Maintenance Charges at minimum Rs. _____ /Sq ft / Month for 2 Years
6.	Corpus Deposit towards Core Maintenance: Rs. _____/- (Lumpsum)
7.	GST, other taxes, duties & levies will be charged as per Applicable Laws
8.	Formation of Association Charges:
10	Electricity and water charges (as may be applicable) will be payable by the Allottee/s
11	Pass-through charges and utility deposits and shall include, without limitation, amounts relating to electricity supply and connection, water supply, sewerage facilities, solid waste management, infrastructure charges, development charges, betterment charges, and any utility deposits payable to the concerned authorities, as and when applicable. All consumption-based charges (including electricity and water) shall be payable by the Allottee/s.

Kindly complete your KYC compliance by furnishing necessary details at the earliest to avoid delay in execution of the Agreement for Sale with respect to the Commercial Unit.

Please feel free to contact:

(RM Name)

(Mobile)

(Email)

Thanking you and always assuring you of our best services.

Yours sincerely,

For BENGAL SHRIRAM HI TECH CITY PVT. LTD.



Authorized Signatory

Acknowledged by:

Signature of Allottee

Signature Joint Allottee