

PROVISIONAL ALLOTMENT LETTER

Date:

To

.....

Customer ID No.

Dear

Re: Provisional allotment of ALL THAT Unit having a carpet area of [•] Sq. ft., Along With a service area (staircase, lobby, lift, etc.) of [•] Sq. ft. being comprised on the Ground Floor, First Floor as well as roof of the Property (corresponding to a built-up area of [•] Sq. ft. for the Unit and a built-up area of [•] Sq. ft. for the service area) situated on the Commercial Zone Land/Project Land TOGETHER WITH 6 (six) no. open mechanical parking space(s) being Parking Slot No. (s). [•] (measuring [•] Sq. ft. and located at [•] ("Parking Space(s)") (hereinafter collectively referred to and identified as the "Property" in the Project known as [] situate at [] in the State of West Bengal ("Project")

With reference to your Application Form No [] dated [] for provisional allotment ("Allotment") of the Property, we are pleased to inform you that the "Property" has been provisionally allotted to you on the following terms and conditions:

1. **Details of Property:**

Unit No	Floor No	Carpet Area (Sq. ft.)	Car Parking details

2. **Total Price and other charges:** Total Price is Rs. []. The Extras & Deposits and Taxes shall be paid as per provisions contained in draft Agreement for Sale ("AFS") and agreed Payment Schedule.
3. Pursuant to sub-clause [] of the AFS, we are also pleased to inform you that you need to execute the AFS with us within 30 (thirty) days from the date of this Allotment Letter, i.e. by [] ("**Due Date**").
4. For your ready reference we have set out below the activities you need to strictly comply within the Due Date:
 - (i) Sign the AFS and return the same to us within 30 days from the date of issuance of Allotment Letter;
 - (ii) Pay the Allotment Money within 30 days from the date of issuance Allotment Letter.
 - (iii) Pay the requisite legal expenses including stamp duty charges and registration costs as applicable and payable by the Allottees for the execution of the AFS.
5. The Allotment of the Property shall be governed by the provisions of the AFS and this Allotment

RITURAJ CONSTRUCTION LLP


Authorised Signatory

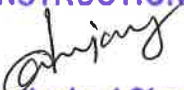
Letter. The provisions of the AFS shall at all times be read as a part and parcel of this Allotment Letter. The words starting in capital letters shall have the meaning respectively assigned to them in the AFS.

6. The Property shall be deemed to have been provisionally allotted to you only when within 30 (thirty) days from the date of this Allotment Letter (i) the duplicate copy of this Allotment Letter duly signed by you is sent to us, (ii) the AFS is executed by you; and (iii) the Allotment Money as indicated in the **enclosed** Payment Schedule is paid to us. In case you fail to adhere to the above timeline in fulfilling all the conditions mentioned above, you will be deemed to be a defaulter and the Promoter shall issue a notice to you asking to comply with the conditions within 30 (thirty) days from the date of notice, failing which the Application and the Allotment Letter shall stand automatically cancelled/withdrawn. In case of such cancellation/withdrawal, you shall have to make fresh Application for an Apartment (if then available) at the price then prevailing.
7. The timely payment of all installments and the continued compliance by you of the provisions of the AFS shall be the essence of the Allotment.
8. The Promoter shall have full rights, powers and authority at all times to do all acts and things which may be considered necessary and expedient by it for the purpose of enforcing the provision of this Allotment Letter including the provisions of the AFS and other reservations imposed, if any, in respect of the Property hereby provisionally allotted and to recover from you, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way related thereto.
9. Please quote your Customer ID, as set out herein in all your future correspondences with us.
10. The Promoter reserves the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any conditions and/or restrictions imposed by the authorities concerned or any change and/or amendment or levy of any applicable laws etc. and you shall be deemed always to have consented to such changes or amendments in the terms and conditions.
11. The allotment of the Property shall be provisional and shall remain so till such time a formal Transfer/Conveyance Deed for transfer of the same is executed and registered in your favour.

We look forward to a meaningful association with you.

Thanking You.
Yours faithfully,

For [] **RITURAJ CONSTRUCTION LLP**


Authorised Signatory

I/We hereby accept the above terms and conditions

Sole/First Allottee

Date:

Place:

Joint Allottee

Date:

Place: