

Ref. No. :

Dated: DD/MM/YY

PROVISIONAL ALLOTMENT LETTER

First Applicant : _____

Second Applicant : _____

Address _____

Re: Your Application No. _____

Sub: Allotment of Apartment No. – Apt. No. on the ____Floor, Tower - ___, at “A Ingenium Residency” (“Said Apartment”) and __ Covered / Open Car Parking

Dear Sir/Madam,

Pursuant to your abovementioned application, we are pleased to provisionally allot to you the abovementioned Said Apartment i.e. Apartment No. ____, on the ____ Floor of the Tower - ____, with Carpet Area ____ Square Feet., the built Up Area of ____ Square Feet and Super Built Up Area of ____ Square Feet, in the Project “**A Ingenium Residency**” at Ramesh Mitra Road, Beside 217 Bus Stand, P.O. Rajarhat Gopalpur, Beraberi, Opposite Rishi Enclave, Kolkata – 700136, subject to the terms and conditions as set forth in the Application Form.

The Total price of the Said Apartment and Car Parking, if any, is Rs._____/ - (Rupees _____) including EDC (extra charges and deposits) and GST and the Cost Break Up of Total Price and payment schedule of the Total Price is enclosed herewith as Annexure A.

The provisional Allotment is valid only upon execution of the Agreement to Sale within 30 (Thirty) days from the date of this provisional allotment letter upon payment of the allotment money of Rs._____/ - (Rupees _____), failing which this allotment shall stand cancelled automatically without any further act or intimation and you shall be entitled to receive only refund of the amount paid till then subject to applicable deduction in terms of the terms and conditions as set forth in the Application Form.

We request you to make the payment of the allotment money as specified in the payment schedule, for the confirmation of the booking and execute the Agreement to Sale within the stipulated time. Upon Execution of the Agreement to Sale, the terms and conditions of the Agreement to Sale shall be final and binding on both Parties.

Please go through the copy of the documents attached herewith carefully and intimate us within 15 days in case there is any variation from the details that you submitted while making the application for allotment. Copy of your application form is enclosed herewith for your reference and records.

Please sign the duplicate of this letter to signify your confirmation and acceptance of this allotment and the terms and conditions relating thereto and send it back to us at: **Shivalay – Ingenium Properties LLP, “A Ingenium Residency”**, Ramesh Mitra Road, Beside 217 Bus Stand, P.O. Rajarhat Gopalpur, Beraber, Opposite Rishi Enclave, Kolkata – 700136.

Request you to please quote your Apartment No. in all future correspondence.

We assure you of our best services at all times.

Thanking You,

Yours sincerely,

For **Shivalay – Ingenium Properties LLP**

Authorised Signatory

Encl: A/a

ANNEXURE - A

SCHEDULE OF COST AND CHARGES & PAYMENT SCHEDULE OF APARTMENT

Date : MM/DD/YY

Application No. : _____
First Applicant : _____
Second Applicant : _____
Address : _____

Details of Unit Allotted at “A Ingenium Residency”:

Tower No. : ____
Floor : ____
Apartment No. : ____
Carpet Area : ____
Saleable Area of : _____ Square Feet
Apartment

Basic Price : _____
Extra Charges : _____
Deposits and Sinking : _____
Funds : _____
Covered Car Parking : _____
GST

Net Price : _____

Base Cost Charges Breakup

Charge Name	Amount (Rs.)
Apartment Cost	_____
Car parking	_____
Total: (A)	_____

Other Charges Breakup

Charge Name	Amount (Rs.)
Extra Charges	_____
Deposits and Sinking Funds	_____
Total : (B)	_____

	Amount (Rs.)
Total Price excluding GST (A+B)	_____
GST 5%	_____
Total Price including GST	_____

Payment Schedule for payment of Total Price

SI No.	Particulars	Due Date	Percentage %	Amount (In Rs.)
1	On Booking	On Booking Date	10% Plus GST	
2	On Allotment and Execution of the Agreement	On or before execution of the Agreement	10% plus GST	
3	1 st Installment	On Completion of piling	10% plus GST	
4	2 nd Installment	On Ground Floor Roof Casting	10% plus GST	
5	3 rd Installment	On First Floor Roof Casting	5% plus GST	
6	4 th Installment	On Second Floor Roof Casting	5% plus GST	
7	5 th Installment	On Third Floor Roof Casting	5% plus GST	
8	6 th Installment	On Fourth Floor Roof Casting	5% plus GST	
9	7 th Installment	On Fifth Floor Roof Casting	5% plus GST	
10	8 th Installment	On Sixth Floor Roof Casting	5% plus GST	
11	9 th Installment	On Seventh Floor Roof Casting	5% plus GST	
12	10 th Installment	On brickwork of respective floor	5% plus GST	
13	11 th Installment	On plaster work of respective floor	5% plus GST Plus 50% of EDC Plus GST	
14	12 th Installment	Flooring work of respective floor	10% Plus GST Plus 25% of EDC Plus GST	
15	13 th Installment	On handing over of Possession	5% Plus GST Plus 25% of EDC Plus GST	
		Total	100% Plus EDC Plus GST	

**** Legal Charges expenses shall be paid Extra as follows:***

a) For Agreement to Sale: Documentation Charges: Rs.10, 000/- (Rupees Ten Thousand) payable to ARSS LEGAL

b) For Execution of Sale Deed: 0.60% of the Market Value of the Apartment and Car Parking at the time of execution of the Sale Deed.

c) Stamp Duty and registration fees at actual for registration of the Sale Deed of the Said Apartment.