

PROVISIONAL
ALLOTMENT LETTER

To,

Date:

Mr./Mrs./Miss

Address:

E mail id: _____

Sub: Provisional allotment of Apartment No _____ on _____ in the project known as “ CHHABIGHAR ” situated at S.C. Rakshit Road under PO & PS Chandernagore, Dist Hooghly, 712136.

Dear Sir/Madam,

We hereby allot you _____ on ____ floor (hereinafter referred to as the Apartment in our proposed building being constructed known as “ CHHABIGHAR ” situated at S.C. Rakshit Road under PO & PS Chandernagore, Dist Hooghly, 712136 for the total consideration of Rs. _____ (Rupees _____ Only).

We have received a sum of Rs. _____ /- (Rupees _____ Only) as earnest money in respect of the above referred apartment. Details of the same are as follows

Sr. No.	Date	Cheque No.	Bank Name	Branch	Amount
1					
Total					

Our Project will be registered under Real Estate (Regulation and Development) Act (RERA) in due course after complying with the applicable Rules and

Regulations .

This Provisional allotment letter is issued to you on the understanding that after approval under the Real Estate (Regulation and Development) Act (RERA) , a final allotment letter will be issued to you and on the assurance given by you to us that you will enter into regular Agreement for Sale on terms and conditions, which may contain therein. You undertake to comply with any necessary compliances which may be prescribed under the Real Estate (Regulation and Development) Act (RERA) when the same becomes applicable in respect of our project and you should execute the Agreement for Sale as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

1. All the terms and conditions mentioned in the Draft Agreement to sale document is personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure - A attached herewith.
3. The Society formation and Other Charges as specified in Annexure “B” hereto together shall be paid by the allottee at appropriate time
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document of agreement for sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.
6. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail

Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharge of our entire obligations.

7. This Letter of Allotment is wholly provisional and after issuance of Final Allotment Letter , the same shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Chandernagore alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment.

Kindly confirm the above arrangement by signing the allotment letter.

Thanking you,

Yours faithfully

We confirm and accept

1

2

Annexure A

The Payment Plan is as follows:

Flats & Car Parking

Down Payment (Booking)	20%
Completion of Plinth Ground level	30%
Completion of 1st floor slab	10%
Completion of 2 nd floor slab	10%
Completion of top slab	7.5%
Brick Work/ Plaster/	10%
Flooring/ Plumbing	7.5%
Possession	Balance Amount
Total	

Bank Details are as under.

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	

ANNEXURE B (To be confirmed)

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess for one year

- a) Corporation /Taxes
- b) Water Charges
- c) Electricity Charges

II) Deposits

- a) Electrical Meter
- b) Gas Connection
- c) Water Meter

III) Expenses /Outgoing

- a) Society Registration Charges

IV) Any other charges

- a) One-year Building Maintenance Charges @ _____per sq mtr.
- b) Legal Charges
- c) Infrastructure development charges
- d) Corpus fund

"SAMBRANI PROJECTS LLP"
Represented by
Bljoy Guha Mallick
(SRI BLJOY GUHA MALLICK)
For Self and Constituted Attorney of
SRI RAHUL AGARWAL,
SRI ARLJIT BASU,
SRI PRIYANSH BHOJANAGARWAL

