

**PROVISIONAL ALLOTMENT LETTER**

Date: \_\_\_\_ day of \_\_\_\_ 2018

**To**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Re:** Provisional Allotment of Unit No. \_\_\_\_\_, on \_\_\_\_\_ Floor having a carpet area of \_\_\_\_ sq. ft. Built up area of \_\_\_\_ sq. ft (equivalent to saleable area of \_\_\_\_ sq. ft. (the "**SAID UNIT**"), more or less at "**HAPPY HOMES V**" at premises no., Kolkata –(the "**SAID LAND**").

Dear Sir/ Madam,

We are pleased to inform you that the Said Unit has been provisionally allotted in your favour on the basis of your Application No. \_\_\_\_ dated \_\_\_\_\_, 2018 and on your depositing the application money of **Rs.**\_\_\_\_\_.

In addition to the Said Unit the right to use of the below mentioned car parking space is also provisionally allotted to you

<b>Car Park Type</b>	<b>No. of Car Park</b>
_____	_____

Your Customer's Identification Number (CIN) is: \_\_\_\_\_.

Please quote your CIN number and the Unit No., in all future correspondence.

The payment of allotment money and all subsequent payments towards the cost/price of the Said Unit (based on the progress of construction of the Project and/or the Said Unit and in such installments as mentioned in the price and payment

schedule annexed hereto) has to be made by you within such time and in such manner as maybe notified by us to you in due course of time after the Company receiving the registration number of the Project from the concerned authorities under the West Bengal Housing Industry Regulation Act, 2017 (**HIRA**) and only upon your execution and/or signing and registration of the “**Agreement for Sale**” of the Said Unit in the format prescribed by the authorities under HIRA.

This Provisional Allotment Letter (along with your Application) duly signed and confirmed by you supersedes all other publications and/or communications and neither you nor us shall be entitled to set up any oral agreement.

Please note that this Provisional Allotment Letter shall not be treated as an agreement for sell or transfer of the Said Unit till such time a formal agreement for sale of the Said Unit is signed between us.

Please further note that in case the Said Land is mortgaged to bank/financial institution(s) at any time in future for securing the loan availed by us for the purpose of construction of the Project, you will be deemed to have taken notice of such mortgage and in case you decide to avail loan from any bank/financial institution(s) for purchasing the Said Unit, then, you shall be required to obtain a **NO OBJECTION CERTIFICATE (NOC)** from the bank/financial institution(s) from whom you shall avail such loan confirming their acceptance of the Company having already created a charge over the Said Unit and also confirming that the charge already created by the Company shall continue to prevail (even after your taking such Bank/Institutional Finance for the Said Unit) till the execution of the transfer deed of the Said Unit in your favour. The Company, however, will get the charge of the Company released from the Company's Banker/Financial Institution(s) in respect of the Said Unit on or before the execution of the deed of transfer of the Said Unit in your favour in due course.

This letter is being sent to you in duplicate. We will appreciate if you kindly confirm the acceptance of this provisional Allotment Letter and send us at our office a copy of this letter duly signed by you (on each page as also on the annexures hereto at the places marked as 'X') as a token of your acceptance of this letter and annexures within 15 (fifteen) days from the date of this letter failing which this Provisional

Allotment Letter will stand automatically cancelled entitling us to forfeit Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) out of the application money paid by you.

Thanking you,

Yours faithfully,

For Archana Properties (P) Ltd.

Authorized signatory

Enclosed: 1. Typical Floor Plan identifying the Said Unit.

2. Price and Payment schedule

I/We Confirm and accept the provisional allotment of the Said Unit and the car parking space as stated above:

\_\_\_\_\_

(Signature of Sole/First Allottee)

(s))

\_\_\_\_\_

(Signature of Joint/other Allottee

**ANNEXURE**

(The Price & Payment Schedule)

**A. PRICE**

The total amount payable by you for the Said Unit is Rs. \_\_\_\_\_ (Rupees: \_\_\_\_\_ only), inclusive of Extra charge, deposits and taxes.

**B. PAYMENT SCHEDULE**

S.N.	Event Name	%	Amount (Rs.)
1	Booking+0 Days	100000.00	
2	On Provisional Allotment (Less Booking money)	10%	
3.	On agreement	10%	
4	On Completion of Piling	10%	
5	On Completion of Ground floor Roof Casting	10%	
6	On Completion of 1st Floor Roof Casting	10%	
7	On Completion of 3rdFloor Roof Casting	10%	
8	On Completion of 5th Floor Roof Casting	10%	
9.	On completion of 6 <sup>th</sup> floor roof casting	10%	
10	On Completion of Brickwork of the unit	5%	
11	On Completion of Plastering of the unit	5%	
12	On Completion of The Said Unit	5%	
13	On notice for possession	5%	

**C. EXTRA CHARGES**

S.N.	EXTRA CHARGES	AMOUNTS
1.	Amenities charges	Rs. . on Saleable area
2.	Transformer/HT services	Rs. _____/- per Sq.Ft. on Saleable area subject to actuals.
3.	DG power backup	1 KVA for 2BHK and 2 KVA for 3 BHK @ Rs. _____/- per KVA
4.	Legal/Documentation Charges	Rs. 11000.00 for 2 BHK Rs 12500.00 For 3 BHK
5.	Formation of Association	On actual
6.	Stamp Duty/Registration Fee /incidental expenses/Service Tax	(At Applicable rates)
7.	Club Membership Charges	Rs. 75/- per sq. ft. on saleable areas.
8.	GST	On actuals

**D. DEPOSITS**

S.N.	DEPOSITS:	
1.	Electricity Meter Deposit	Amount (at actuals)
2.	Sinking Fund	@ Rs10/- per sq. ft. on Saleable area
3.	Refundable Maintenance Deposit	A sum calculated @Rs.1.50/- per sq. ft. per month for 12 months or any other rate as may be decided by us at the time of giving possession.

4.	Club Membership AMC	Rs 1.00 per sqft for 12 months ( AMC )
5.	Corp. Taxes	Rs. 6/- per sq. ft. of the saleable area subject to actuals. In case the amount paid is more or less than the deposit, the difference will be payable by the Allottee or refundable to the Allottee, as the case maybe.

**NOTES:**

1. GST as applicable from time to time shall be payable in addition to the above-said costs/price/deposits. Any change in the same shall also be charged as applicable along with other rates & taxes applicable if any.
2. The payments are to be made by means of Pay Order/Demand Draft/Account Payee local Cheque drawn in favour of “Archana Properties (P) Ltd.” and drawn on any Bank in Kolkata and shall be deposited with or sent by registered post to the office of The Federal Bank Ltd., New Market, Kolkata – 700087.
3. Amounts will become payable within 10 days of the demand notice.
4. At the time of registration if market value is more than the value of the Said Unit, additional stamp duty as per the market valuation of the Registrar as also the applicable registration charges is also to be paid at the time of registration.
5. The Extra Charges mentioned in 1, 2 & 3 of (C) above will be payable in installments as per Payment Schedule given above.
6. The Extra Charges as mentioned in 4 of (C) above will be payable @ 50% on provisional allotment and 50% on possession of the Said Unit;
7. The Extra Charges as mentioned in item 5 & 6 of (C) above will be payable at the time of possession of the Said Unit.
8. Deposits of (D) above shall be payable on possession of the Said Unit.