

PROVISIONAL ALLOTMENT LETTER

Date: _____

To

Application Form No. - _____

Dear Sir/Madam ,

Re: Provisional allotment of Unit No, _____ on _____ & _____ floor at Duplex Mansion Complex, within SHRISTINAGAR Guwahati township lying and situated on a portion of Dag No 1 (Old) 1, 3 and 4 (New) of Periodic Patta No 1 of Clearance Grant under Ulubari Mouza, District Kamrup now Kamrup (Metro) in the State of Assam.

1. We are pleased to inform you that, subject to your fulfillment of the conditions mentioned in the General Terms and Conditions ("Duplex Mansion GTC"), the Company has provisionally allotted to you the following Unit in Duplex Mansion Complex at Shristinagar Guwahati pursuant to your application no _____ dated _____.

Details of Unit at Duplex Mansion Complex

Unit No.	Building No.	Block No.	Floor	Carpet Area of Unit (sq. ft)	Carpet Area of Exclusive Balcony 1 (sq. ft.)	Carpet Area of Exclusive Balcony 2 (sq. ft)	Utility Balcony Carpet Area (sq. ft.)

Along with right to use ____ open / covered parking space at ground floor / basement level to be-allotted via lottery at time of possession.

Together with right to use the lawn space (without any construction right) situated infront/around the above said Unit.

OR

Together with right to use the roof space (without any construction right) situated above the said Unit.

2. The application money paid by you will be adjusted against the total consideration of the above said Apartment and shall not carry any interest.
3. The price of the said Unit together with right to use roof/lawn space with proportionate Share in common areas and portions (Collectively referred to as said "Unit) is Rs. _____/-
Price for right to use _____ open/covered car parking space Rs. _____/-

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Advance maintenance charges for 12 months
Preferential Location charges

Rs. _____/-
Rs. _____/-

G.S.T.
Total

Rs. _____/-
Rs. _____/-

4. Since you have opted for the "Installment Payment Plan", payment has to be made according to the "Payment Schedule" enclosed herewith.

OR

5. Since you have opted for the "Down Payment Plan" a cash discount of ____% (____ percent) on the total price has been awarded to you. Payment has to be made according to the "Payment Schedule" enclosed herewith
6. The Price mentioned above is firm and non escalable and includes cost of, proportionate share of Common area, right to use ____ open/covered car parking space cost of Unit at Duplex Mansion Complex, advance maintenance charges, G.S.T. etc.
7. Club membership charges to be paid separately which is compulsory.
8. Pursuant to terms of the Duplex Mansion GTC, we are also pleased to enclose a copy of the draft Agreement to Sale ("ATS") for your perusal which you need to execute with us i.e. by _____ ("Due Date").
9. For your ready reference we set out below the activities you need to strictly comply within the Due Date:
- (i) You need to sign the ATS;
- (ii) You need to pay a sum of Rs _____/- (Rupees _____ only), being the requisite legal expenses including stamp duty and registration charges as applicable for the registration of the ATS; and
10. We shall, from time to time, send demand notices for payments of installments and other charges and the same shall be payable by you as per the terms and conditions for payment contained in the General Terms and Conditions of Duplex Mansion GTC, sent to you, which shall form part of this Allotment letter.
11. This allotment shall be provisional and shall remain so till such time a formal Transfer/Conveyance/Sale Deed for transfer of the unit is executed and registered in your favour and is subject to strict compliance of the Terms and Conditions contained herein:
- a) Fulfillment of Terms and Conditions of Duplex Mansion GTC and ATS.
- b) Your paying extra charges towards rates, taxes, electricity connection charges, generator charges, maintenance charges, security deposits, club membership charges, legal charges, stamp duty, registration fees and other charges.
- d) Your executing the documents as required by Shristinagar Guwahati Private Limited as per their standard format before delivery of possession of the Unit.

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11. The ATS has been drafted by the Solicitor/Advocate appointed by the Developer and in terms of Clause _____ of the Duplex Mansion GTC, no request for any changes whatsoever in the ATS will be entertained unless such changes are required to cure typographical or arithmetical error.
12. Please send your remittance by Pay Order / Demand Draft/ Cheque in favour of Shristinagar Guwahati Private Limited.

NEFT Details - _____
13. Your Customer Identity Number is _____ and henceforth please quote your Customer ID, in all your future correspondences with us.
14. The above provisional allotment shall be governed by the Duplex Mansion GTC and the ATS which shall form part of this Allotment letter. The terms starting with a capital letter but not defined herein shall have the meanings assigned to them in the Duplex Mansion GTC and/or the ATS.
15. As a token of your acceptance of the provisions herein kindly sign and return the duplicate copy of this letter and annexure enclosed herewith for our records.

We assure you of our best services at all times.

Thanking You.
Yours faithfully,

For Shristinagar Guwahati Private Limited

Authorised Signatory

Confirmation :

I/We confirm my / our acceptance of what are stated above

(Signature of Allottee)

(Signature of Joint Allottee)

Encl:

- (i) Payment Schedule,
- (ii) draft copy of draft Agreement for Sale

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