

Reference No:....

Date:.....

To

Mr./Mrs. & Mr/Mrs.

Address:..... P.O -, P.S -.....,

District:, State :, Pin:

Email id:

Ph. No :.....

Dear Sir/Madam,

Subject: Issuance of Provisional Allotment Letter for Unit ‘.....’ in
“Westroad Canvas (WBRERA Reg No)”

This is in response to your EOI/application dated, we are pleased to allot you at our discretion Unit No. on the Floor ; RERA Carpet area of square feet along with RERA Balcony area of Square feet , Built Up area of square feet, Super-built up or Saleable area of square feet more or less (Unit), Block ‘.....’ at “*Westroad Canvas*”, situated at R.S. and L.R. Dag No. 2690(part), 2705(part), 2706(part), under R.S. and L.R. Khatian No. 2014, 3841, 3844, Mouza: Barbaria, J.L. No. 8, R.S. No. 24, Touzi No. 146 (presently Touzi No.12) Pargana-Anowarpur, within the local limits of Paschim Khilkapur Gram Panchayat, Barasat-I, Police Station Duttapukur, Post Office. Jagannathpur, under the jurisdiction of ADSR Office Kadambagachi, District North 24 Pargannas, Kolkata-700126 for a total consideration of Rs...../- (Rupees Only), which is inclusive of cost of proportionate land, common portions, applicable & additional charges , standard installations & applicable Goods and Service Tax (GST).

The particulars of the Consideration and Other Charges are:

Sl.	Payment Description	Amount
1	Cost of Apartment/ Unit @Rs...../Sqft of s Saleable Area Sqft	Rs..... /- (Rupees only)
2	Cost of Parking Space/MLCP:	Rs..... /- (Rupees only)
3	Charges for the Transformer Installation @Rs..... /Sqft based on the Saleable area Sqft	Rs..... /- (Rupees Only)
4	Stand-by DG / power back up Installation @Rs...../- Sqft based on Saleable area Sqft.	Rs..... /- (Rupees only)
5	Visitor Control and Communication System (Mobile Application based)	Rs. /- (Rupees Only)
6	Electricity connection infrastructure charge (Excluding WBSEDCL Quotation)	Rs. /-(Rupees Only)
7	Advance for the proportionate share of the common expenses/maintenance charges calculated @ Rs. /- per sqft for 12 (twelve) months on Saleable area Sqft.	Rs..... /- (Rupees only)
8	Association Formation Documentation Charges.	Rs. /-(Rupees only)
Total Consideration*		Rs..... /- (Rupees only)
Total Consideration with Applicable GST (Goods and Service Tax) @.....% = Rs /- (Rupees only)		
*Legal & Documentation Charge = % of the market value of the unit/ apartment, directly Payable to the Developer's appointed Legal Solicitor.		

Please send your remittance by Pay Orders / Demand Drafts / Cheques / NEFT / RTGS in favour of 'WESTROAD CANVAS COLLECTION A/C' ACCOUNT No..... payable at Kolkata, Bank Name:, Branch, IFSC Code

TERMS AND CONDITIONS

- 1) The above total consideration is exclusive of the sinking fund deposit and other deposits and extra charges e.g. stamp and registration duties/fees payable by allottee in connection with purchase of the said Apartment, full details whereof are already mentioned in the Application and shall also be provided in the Agreement for Sale, which shall contain detailed terms and conditions of sale of the said Apartment, including but not limited to user and enjoyment of Common Areas, Shared Common Areas, eventualities and consequences of default, rights reserved, etc., and the same shall be final and binding on all allottees, including yourselves.
- 2) The Choice and allotment of a residential unit to the eligible applicants will be normally done on a First come first serve basis and subject to availability of the said residential unit on the date of allotment by the Promoter/ Developer and their decision will be final and binding.
- 3) This Allotment does not create any right over the said Apartment. It's a binding contract between you and us shall arise only upon execution of the Agreement for Sale in respect thereof. We will send you the Agreement for Sale within 15 working days and you are requested to execute the same within 30 days of this Letter of Allotment
- 4) The application of a unit would enter upon a sale agreement for the unit with confirmed allotment of the specific residential or/and commercial unit applied for within 30 days. Terms and Conditions shall stand superseded by the Agreement for Sale and other documents of transfer. Any money receipt granted to the applicant shall be valid only for 30 days and application of the payee shall automatically stand withdrawn / cancelled in case of non-execution of agreement for sale within 30 days from the date of receipt.
- 5) Receipt for application money shall be subject to encashment of cheque in case of cheque payment. In the event of non-allotment or cancellation of allotment or rejection of allotment initiated by the Developer for any reason soever, full application money without interest will be refunded by the Promoter / Developer to the Applicant.
- 6) In the event allottee refuse to execute and register the Agreement within 30 (thirty) days from the date of this Letter of Allotment, then and without prejudice to the rights and remedies available to us, we shall be entitled to terminate this Allotment, without any reference or recourse to you. On the termination and cancellation of this Letter of Allotment in the manner as stated in this sub-clause. Cancellation charges may apply as per WBRERA Act, by way of agreed genuine pre-estimate of liquidated damages.
- 7) Upon failure to execute the 'Agreement for Sale' within thirty (30) days from the application date, the Developer retains the right to cancel the existing application. In the event the allottee wishes to proceed with the application thereafter, the rate per square foot will be adjusted to reflect the current prevailing rate. The application shall then be reissued at this revised rate.
- 8) Upon the termination of this Letter of Allotment, you shall have no claim/right of any nature whatsoever on us and/or the Said Apartment and Appurtenances and we shall be entitled to deal with and/or dispose-off the Said Apartment and Appurtenances in the manner we deem fit and proper
- 9) All stamp duties, registration fees and allied execution and registration of agreements, sale deed or deeds and other documents to be executed and/or registered in pursuance of a confirmed allotment shall be borne and paid by the Applicant.

10) GST will be on extra the amount payable as per applicable rates in accordance with GSTIN and to be and paid by the Applicant and subject to change by GSTIN.

11) On signing 'Agreement for Sale' within Dated..... (at our office/Registrar Office by prior appointment with the undersigned), this Allotment Letter will automatically be replaced by 'Agreement for Sale'.

This Letter is being sent to you in duplicate. Please sign the confirmation clause written below, as a token of your acceptance of the contents and return the same to us. Assure our co-operation at all times if required in future.

For, Westroad Housing and Infrastructure Limited

Rajendra Chatterjee
(Director)

Confirmation Clause:

I/We confirm and accept what is stated above

(Signature of Allotee)

Date:

Place: Newtown, Kolkata 700161