

*Elevating the art of life*

Date: \_\_/\_\_/\_\_\_\_

To  
Mr. \_\_\_\_\_

**Sub: Provisional allotment letter for Flat No. \_\_\_\_\_, Floor- \_\_\_\_\_, in the residential Project "Utkal Reserve", RERA Regd No. \_\_\_\_\_.**

Dear Sir,

As per your application dated \_\_\_\_\_ we are pleased to provisionally allot you a \_\_\_\_\_ bedrooms residential flat (i.e. immovable property), bearing no. \_\_\_\_\_, on \_\_\_\_\_ floor, having Carpet area of \_\_\_\_\_ Sq.ft. and exclusive Balcony area of \_\_\_\_\_ sq.ft, along with, right to use, \_\_\_\_\_ numbers of car parking space on the \_\_\_\_\_ floor, bearing no. \_\_\_\_\_, in the residential project "Utkal Reserve", situated at Patrapada, Bhubaneswar.

The consideration cost, excluding GST/Taxes and stamp duty-Registration fees, of the said flat along with two numbers of rights to use car parking space is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only).

We have received the below stated amount from your side as an earnest money in respect of the above said Flat likewise;

Sl. No	Date	Cheque No.	Drawn on	Amount

We are provisionally allotting you the above said flat on the commercial understanding and assurance of your side. We will enter into an Agreement for sale under the provisions of Real estate Regulation Act. The applicable stamp duty and Registration fees for the said agreement will be paid by you as and when it requires. All the terms and conditions of this allotment and the said agreement or such other required documents will be binding on you.

**Terms and conditions;**

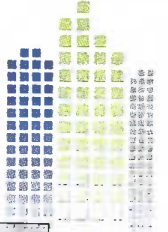
1. Upon issuance of this Allotment letter, the Allottee shall be liable to pay the aforesaid consideration cost as per the below stated payment schedule annexed here with as ANNEXURE-A.
2. The Allottee can't transfer /resale the aforesaid flat before the execution of Conveyance deed of the said flat.
3. In the event the Allottee fails to make payment as per the payment schedule or want to cancel this Allotment then Utkal Builders Ltd., will refund the advance amount paid by the Allottee till to the date of cancellation without any interest after deducting the liquidated damage as per the provision of ORERA Rules, i.e; State Bank of India highest Marginal Cost of Lending Rate plus two per cent.

For Utkal Builders Ltd.

Director.

For Utkal Builders Limited  
*Shradha Banerjee*  
Managing Director

**ANNEXURE-A  
PAYMENT SCHEDULE**



**Utkal  
BUILDERS**  
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Sl. No.	Particulars	Amount (Rs)	Remark
1	Earnest Money on Booking		
2	On Agreement		Within 15 days of the application
3	On Commencement of Work		Within 15 days of Booking
4	On commencement of Stilt roof		Within 7 days of Demand
5	On commencement of 1 <sup>st</sup> floor roof Slab		Within 7 days of Demand
6	On commencement of 2 <sup>nd</sup> floor roof Slab		Within 7 days of Demand
7	On commencement of 3 <sup>rd</sup> floor roof Slab		Within 7 days of Demand
8	On commencement of 4 <sup>th</sup> floor roof Slab		Within 7 days of Demand
9	On commencement of 5 <sup>th</sup> floor roof Slab		Within 7 days of Demand
10	On commencement of Brick Work of the said flat		Within 7 days of Demand
10	On commencement of Internal Plaster Work of the		Within 7 days of Demand
11	On commencement of External Plaster Work of the		Within 7 days of Demand
12	On commencement of Plumbing and Flooring Work		Within 7 days of Demand
13	On commencement of Electrical work of the said flat		Within 7 days of Demand
14	At time of offer of possession		Within 7 days of Demand
15	At time of offer of possession		Within 7 days of Demand
	<b>TOTAL</b>		

For Utkal Builders Limited  
*Shanud c Ban*  
Managing Director