

Draft Allotment Letter (SERENA PH-III)

Date: _____

Name
Give Address

Dear Sir,

Sub: Allotment of Apartment No. ___ on the ___ floor in Tower No. _____ Together with right to park _____ motor car in the Multi-Level Car Parking Building (in short "the **said Apartment**") in Phase III of the under construction Project "**Siddha Serena**" in Mouza Kalikapur (J.L. No. 40) and Mouza Ganragari (J.L. No. 37) both within Police Station Rajarhat, in the District of North 24-Parganas.

Welcome to the family of Siddha Group flat holders!

Plans for construction of Phase III of the building complex named "**Siddha Serena**" have been sanctioned vide sanctioned plan bearing Memo No. _____ dated _____.

The Phase III of the building complex is coming up at land area of **1.1765** acre more or less situate lying at and comprising of several Dags in Mouza Kalikapur and Mouza Ganragari ("**Phase III Project**"). The entire project would be developed on land measuring 7.56 acre more or less in the said Mouzas Kalikapur and Ganragari, Rajarhat, District of North 24-Parganas ("**Entire Project**").

The Phase III Project comprises of (i) Block/Building No. 03 (Namely - Tower 3 - ARCADIA) inter-alia having 1 (one) Ground+23 upper floors (G+23) residential tower/building, and (ii) Multi Level Podium Car Parking Spaces, inter-alia comprising of demarcated portions of 1 (one) Ground+2 upper floors (G+2) building and , being a part of the real estate project namely "Siddha Serena Phase III" and the same has been registered as a 'Real Estate Project' with the West Bengal Real Estate Regulatory Authority ("**Authority**") against registration No. _____ dated _____.

We have accepted your offer contained in the Application Form No. _____ dated _____ and are pleased to allot you the said Apartment details whereof are as follows:

Description of the Apartment allotted:

Apartment		
Tower No.	Flat No.	Floor

No. of Car park(s)	Type of car park(s)

Area Details (in Square feet)			
Carpet Area of Flat	Carpet Area of Exclusive Balcony/Verandah	Carpet Area of Servant Quarter	Net Carpet Area

SIDDHA REAL ESTATE DEVELOPMENT PVT LTD

Su. Bhatia

Authorized Signatory

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Details of Consideration:

Sl. No.	Particulars	Amount (Rs.)
1.1	Cost of Apartment (Apartment Price)	
1.2	Cost of Parking Space, if any for Motor Car	
	TOTAL PRICE	
2.	GST **@5% on the Total Price	
	TOTAL AMOUNT PAYABLE ##	
	Rupees ()	

** as is presently applicable

as mentioned in the Application

The above consideration is exclusive of the sinking fund deposit and other deposits and extra charges payable by you 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.

This Allotment does not create any right over the said Apartment. 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 soon and you are requested to execute the same within 30 days of this Letter of Allotment.

In the event you 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, we shall be entitled to forfeit the entire Booking Amount as and by way of agreed genuine pre-estimate of liquidated damages. 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.

The details of allotment of the said Apartment provided herein supersedes all other details provided in any publications, advertisements, brochures, communications etc., of any nature whatsoever.

Thanking you,

Yours faithfully,
For Siddha Real Estate Development Private Limited

Authorised Signatory

SIDDHA REAL ESTATE DEVELOPMENT PVT LTD

In Balotra

Authorised Signatory