



Bengal Greenfield Housing Development Company Ltd.

A Joint Sector Company with West Bengal Housing Board

Ref:

Dated:

Mr. /Mrs.

Address.....

.....

.....

Joint Allottee : Mr. / Mrs.....

**Sub : Allotment of LIG Flat/ Apartment no.on the
.....Floor in Building Block no..... Having Carpet Area
..... Square Feet , Balcony Area Square Feet ,
which are appurtenant to net usable area /total carpet area of the flat Sq Ft. ,
working out to a Built-Up area of Sq Ft. and Right to Park(.....) car in
Open /Covered/Covered Dependable parking on the Ground Floor /Open Area at Greenfield City
Phase-2 situated at Premises & Holding no. 387, Netaji Subhash Chandra Bose Road , Ward no.-
23 under Rajpur - Sonarpur Municipality , and L.R. Khatian No. - 1442, R.S. & L.R. Dag No.
644,673,674 , Mouza- Manikpur, J.L. No. 77, District -South 24 Parganas, Police Station -
Sonarpur , Post Office- Harinavi , PIN- 700148 having (WBREERA Registration Number
.....)**

Dear Sir/Madam,

In response to your application and pursuant to receipt of the application/booking amount of Rs..... (Rupees..... only), we are pleased to offer you the Flat/Apartment no. on theFloor of Block no..... having Carpet Area area measuring Sq Ft and Open/Covered Balcony Area Sq Ft which are appurtenant to net usable area /total carpet area of the flat Sq Ft. , working out to a Built-Up area of Sq Ft. with the proportionate undivided indivisible share in the common parts and facilities in the Block together with the variable proportionate undivided and indivisible share of interest in the land underneath the Block attributable to the Unit and Right to Park(.....)Car in the Open/Covered area on the Ground Floor/Open Parking space and also **together with** the right of entrance ,exit and /or right of way in the Complex Common Parts (hereinafter referred to as the **COMPOSITE UNIT**) at **“GREENFIELD CITY PHASE -2”** , situated at Premises & Holding no. 387, Netaji Subhash Chandra Bose Road , Ward no.- 23 under Rajpur - Sonarpur Municipality , and L.R. Khatian No. - 1442, R.S. & L.R. Dag No. 644,673,674 , Mouza- Manikpur, J.L. No. 77, District -South 24 Parganas, Police Station - Sonarpur , Post Office- Harinavi , PIN- 700148 having (WBREERA Registration Number



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The above mentioned Composite Unit has been provisionally allotted in your favour on the basis of your Application no..... dated and on your depositing the above stated application /booking amount after going through and agreeing to the General Terms and Conditions which is a part of your Application Form/Kit. The right to Car Parking Space (if opted by you) will be identified on the date of possession on a first-cum-first serve basis.

The price of the said Composite Unit and the Payment Schedule for the aforesaid Flat/Apartment/Composite Unit is being enclosed herewith which will also be incorporated in the Agreement for Sale (the "Agreement").

This allotment/booking offer is provisional and subject to your strict compliance of the General Terms and Conditions and the terms and conditions of the **Sale Agreement** to be executed (a Draft of which will be mailed to you and is also available in the Project Web-Site) particularly with reference to the following :

1. Your making regular and punctual payments as when called upon by the company in the manner as mentioned in the Payment Schedule.
2. Your making payments, on demand , to the company and /or to any appropriate authority of all rates, taxes , stamp duty, registration charges, levies, legal fees , documentation charges and other related charges , deposits including security deposits or assessment pertaining to the Apartment wholly and common areas proportionately as per the **Agreement**
3. Your executing the necessary documents within time, in the manner and in the format as prescribed under the Act and the Rules made there under.
4. The Allottee does not have the liberty to ask for any change in the Agreement. In the event the Allottee does not agree to any clause in the Agreement , he would be free to cancel the booking and take refund of the money paid by him (without any interest) within the stipulated time of 30 days from the date of issue of the Provisional Allotment Letter.
5. That this Provisional Allotment or Booking letter shall not be treated as an agreement for Sale or Transfer.
6. That this Provisional Allotment or Booking Letter will remain valid for 30 days within which our standard format of the Agreement for Sale "the Agreement" must be read and consent for executing the same should be given by the Allottee along with the Confirmation of your Allotment or Booking Letter and 10% Booking Amount. After confirmation of this booking , you need to register the Agreement for Sale "The Agreement" within 30 days failing which this Provisional Booking will automatically stand cancelled and cancellation fees would be deducted as per the Terms and Conditions.
7. If Provisional Allotment or Booking Letter is not confirmed by you and /or also the Agreement for Sale "the Agreement" is not executed by you within 30days, the entire Application Money paid will be forfeited and we will be free to deal for that Unit with others.





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8. This Allotment or offer letter of booking of the aforesaid Flat/Apartment/Composite Unit is being sent to you in duplicate. The Allottee is requested to retain one copy and sign and return the Office copy as a token of your acceptance along with the consent letter for executing the Agreement for Sale.**** We will appreciate if you kindly send the acceptance of Allotment or Booking Offer letter along with the Booking Amount of 10%.

Please send your remittance (s) by Pay Order/Demand Draft/Cheque in favour of **GREENFIELD CITY PHASE-2** Payable at

Kindly quote your Flat / Apartment / Unit no. in all correspondence.

We assure you our best services at all times.

Thanking you,

Yours truly

For Bengal Greenfield Housing Development Company Limited

Authorized Signatory

Encl

1. Payment Schedule
2. Draft Agreement for Sale





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PRICE & PAYMENT SCHEDULE

The Total Price for LIG Flat/ Apartment no.on theFloor in Building Block no..... at Greenfield City Phase-2 is Rs..... (Rupeesonly) ("TOTAL PRICE"). The break-up and description of which are as provided herein below:

TOTAL PRICE

Part I (Consideration)

Flat /Apartment no.	[*]
Particulars	Amount (Rs.)
Apartment	[*]
Parking Space	[*]
Total Part I	[**]

Part II (Extra Charges & Deposits)

DG Backup Facility Charges/Generator Chares	[*]
Transformer & HT Lines	[*]
Advance Maintenance Charges for 2years	[*]
Total Part II [Summation of all Extra Charges	[**]
<i>Except Maintenance Security Deposit and</i>	
<i>Legal/Documentation/Incidental Charges]</i>	
GST as applicable on Unit & Parking space	[*]
GST as applicable on Extra Charges	[*]
GRAND TOTAL (Part I & Part II)	[***]





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PAYMENT SCHEDULE

<u>Particulars</u>	<u>Due On</u>	<u>Amount Payable on Against Demand Of</u>
Application Fee	On Application	On Application
On Allotment	On Allotment (payable within 30days)	10% of Total Price Part I Consideration – Less Application Money
1 st Installment	On Completion of Ground Floor (payable within 30days)	15% of Total Price Part I Consideration
2 nd Installment	On Completion of 1st Floor (payable within 30days)	10% of Total Price Part I Consideration
3 rd Installment	On Completion of 2nd Floor (payable within 30days)	15% of Total Price Part I Consideration
4 th Installment	On Completion of 3 rd Floor (payable within 30days)	10% of Total Price Part I Consideration
5 th Installment	On Completion of Brickwork (payable within 30days)	15% of Total Price Part I Consideration
6 th Installment	On Completion of Plaster /Flooring (payable within 30days)	15% of Total Price Part I Consideration
7 th Installment	On Completion & Possession	10% of Total Price Part I Consideration + 100% of Extra Charges & Deposits of Total Price Part II Consideration

*** GST/Taxes extra as applicable payable all with the above installment payments

*** 50% of the Legal /Documentation charges payable during execution Agreement For Sale along with applicale Registration fees/stamp duty

***** 50% of the Legal /Documentation charges payable during execution of Deed of Conveyance along with applicale Registration fees/stamp duty

***** Maintenance Security Deposit as mentioned in the General Terms and Conditions payable on Possession /Handover/Execution of Deed of Conveyance (whichever is earlier)

