

## **ALLOTMENT LETTER**

To,

Sub : Allotment of flat in the project – “R.R. RESIDENCY” at Premises No. 5, Chowdhury Para Road, P.S.- Belghoria, Kolkata- 700056, District of North 24 Parganas.

Dear madam/sir,

This is in pursuance to your request for the allotment of a Flat.

In response to your request we (hereinafter called the “SELLER”) have agreed to allot to you the flat No.....on the.....floor of the proposed building and containing by ad-measurement an area of about.....sq.ft. carpet area be the same a little more or less of the said premises (hereinafter referred to as the FLAT) along with apace containing by ad-measurement an area of.....sq.ft. built up for parking one medium sized motorcar on the ground floor of the new building, for a total consideration of Rs. ....../- (Rupees.....)only. Out of the above you have made payment of an amount of Rs. ....../- (Rupees.....)only vide cheque no. .... drawn on .....Branch, Kolkata dated.....as application amount.

The entire consideration amount is to be paid as per agreement from time to time.

Time in this regard is the essence.

Thanking You,

With regards

(Authorized Signatory)

2.

Form- 'B'

## **AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **(1) MRS. RITA GUPTA**, wife of Mr. Madan Mohan Gupta, aged about 50 years, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at CLUB TOWN GARDEN, 12, M.M. Feeder Road, P.O.- Ariadaha, P.S. - Belghoria, Kolkata- 700057, District - 24 Parganas (North) & **(2)\_SRI SUBRATA SHIL**, son of Sri Sunil Kumar Shil, aged about 52 years, by faith- Hindu, by occupation- Business, By Nationality- Indian, residing at 53, Uday Villa, Udbastu Pally, P.O. Kamarhati, P.S. Belghoria, Kolkata-700058, District- North 24 Parganas, West Bengal, the Partners of **"RAMESHWAR CONSTRUCTIONS"**, a Partnership Firm, having its office address at 5, Kumud Ghoshal Road, P.S. - Belghoria, P.O.- Ariadaha, Kolkata - 700057, District - North 24 Parganas, Being the promoter of the proposed project do hereby solemnly declare, undertake state as under :

3.

1. That the Owners have a legal title to the land on which the development of the proposed project at Premises No. 5, Chowdhury Para Road, P.S.- Belghoria, Kolkata- 700056, District of North 24 Parganas has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoters for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 28<sup>th</sup> day of February, 2026.
4. That seventy per cent of the amount realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six month after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approval on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be, on any grounds.

#### **VERIFICATION**

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this .....February, 2023

Deponent  
Identified by,

Advocate.

**AFFIDAVIT**

Re : Project – “R.R. RESIDENCY” at Premises No. 5, Chowdhury Para Road, P.S.- Belghoria, Kolkata- 700056, District of North 24 Parganas, West Bengal.

Affidavit of **(1) MRS. RITA GUPTA**, wife of Mr. Madan Mohan Gupta, aged about 50 years, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at CLUB TOWN GARDEN, 12, M.M. Feeder Road, P.O.- Ariadaha, P.S. - Belghoria, Kolkata- 700057, District - 24 Parganas (North) & **(2)\_SRI SUBRATA SHIL**, son of Sri Sunil Kumar Shil, aged about 52 years, by faith-Hindu, by occupation- Business, By Nationality- Indian, residing at 53, Uday Villa, Udbastu Pally, P.O. Kamarhati, P.S. Belghoria, Kolkata-700058, District- North 24 Parganas, West Bengal, the Partners of “**RAMESHWAR CONSTRUCTIONS**”, a Partnership Firm, having its office address at 5, Kumud Ghoshal Road, P.S. - Belghoria, P.O.- Ariadaha, Kolkata - 700057, District - North 24 Parganas (hereinafter referred to as the Promoter) Promoter of the project.

5.

We, **(1) MRS. RITA GUPTA & (2) SRI SUBRATA SHIL**, the Partners of **“RAMESHWAR CONSTRUCTIONS”**. Being the promoter of the proposed project do hereby solemnly affirm and declare that we shall abide by the provisions contained in section 17 of the Real Estate ( Regulation and Development) Act, 2016 read with clause (n) of section 2 relating to ‘common area’.

**VERIFICATION**

The contents of my above affidavit are true and correct

Verified by me at Kolkata on this .....February, 2023

Deponent  
Identified by,

Advocate.

**TO WHOMSOEVER IT MAY CONCERN**

We, **(1) MRS. RITA GUPTA**, wife of Mr. Madan Mohan Gupta, aged about 50 years, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at CLUB TOWN GARDEN, 12, M.M. Feeder Road, P.O.- Ariadaha, P.S. - Belghoria, Kolkata- 700057, District - 24 Parganas (North) & **(2)\_SRI SUBRATA SHIL**, son of Sri Sunil Kumar Shil, aged about 52 years, by faith-Hindu, by occupation- Business, By Nationality- Indian, residing at 53, Uday Villa, Udbastu Pally, P.O. Kamarhati, P.S. Belghoria, Kolkata-700058, District- North 24 Parganas, West Bengal, the Partners of "**RAMESHWAR CONSTRUCTIONS**", a Partnership Firm, having its office address at 5, Kumud Ghoshal Road, P.S. - Belghoria, P.O.- Ariadaha, Kolkata - 700057, District - North 24 Parganas (hereinafter referred to as the Promoter) Promoter of the proposed project do hereby solemnly declare, undertake and state as under :

7.

1. That the agreement for sale/builder buyer agreement of our project "R.R. RESIDENCY" at Premises No. 5, Chowdhury Para Road, P.S.- Belghoria, Kolkata- 700056, District of North 24 Parganas, West Bengal is in accordance to Annexure – A of the West Bengal Real Estate ( Regulation and Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate ( Regulation and Development) Act, 2016 & the West Bengal Real Estate ( Regulation and Development) Rules, 2021.
3. That if any provision in Agreement For Sale is in contravention with the Real Estate ( Regulation and Development) Act, 2016 & the West Bengal Real Estate ( Regulation and Development) Rules, 2021, the provisions of the said Act & rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.

Deponents

Identified by,

Advocate

8.

Re : Project – “R.R. RESIDENCY” at Premises No. 5, Chowdhury Para Road, P.S.-  
Belghoria, Kolkata- 700056, District of North 24 Parganas, West Bengal.

**List of Proposed Facilities :**

1. Internal Electronics PBX connection provided for security purpose in each flat.
2. Adequate capacity elevator of reputed make.
3. Letter box in one common place for each unit.
4. Power back up for common service including lift and motor pump.
5. Drinking water facilities as supplied by Municipality.
6. Sub-Mains water connection.
7. Aesthetically designed entrance and lobby.

(Authorized Signatory)



Re : Project – “R.R. RESIDENCY” at Premises No. 5, Chowdhury Para Road, P.S.-  
Belghoria, Kolkata- 700056, District of North 24 Parganas, West Bengal.

### **SPECIFICATIONS**

**WALL :** Partition with adjacent flat / common area is 5” and outside 8” thick cement bricks works in 1:4 cement and sand mortar.

All other partition inside the flats and common area are 5” to 3” thick cement work in 1:4 cement and sand mortar reinforced with H.B. wire netting.

### **PLASTER :**

External surface of the building shall be plastered with 20 mm thick 1:6 Cement and Sand mortar.

Internal surface of walls shall be plastered with 12/19 mm thick 1:6 cement and sand mortar.

Ceiling shall be plastered with 6mm thick 1:4 cement and sand mortar.

### **FLOORING :**

A. Floors shall be of tiles.

B. All stairs of marble.

### **BATH ROOM :**

Floor marble with 6” inch. skirting ( Tiles fittings with border up to 6’-0” height ).

Indian Pan/ Commode (white) of reputed company will be provided in toilet with 2 Taps and 1 shower .

### **DINING :**

White basin and 1 Tap.

### **KITCHEN :**

Oven platform

Sink and 1 Tap in Kitchen ,Tiles upto 4’-0”.

### **SKIRTING**

All rooms and passages floor shall have skirting of 6” inch. Wide finished to neat with the adjacent floor.

10.

**DADO :**

1500 mm high 6mm thick white glazed tiles shall be provided to all toilets.

**COOKING PLATFORM :**

32 mm thick black stone of 450 mm width shall be provided walls adjacent to the cooking platform shall be covered with 6mm thick glazed tiles up to 5'-0" height

**DOORS :**

Door Frame with Sal wood and all flash doors (ply).

**BATH ROOM :**

6'-6" X 2'-6" PVC frame with Pallah.

**WINDOW :**

Aluminum Channel window with glass & grill fittings.

**BALCONY :**

Balcony Covering with half height from floor.

**DOORS & WINDOWS FITTINGS :**

Adequate fittings will be provided to all doors and windows.

**ELECTRIC :**

All electric wiring will be concealed type with good quality of Wire and switch etc.

**Electric points will be provided as follows :-**

Dining : 6 points and 1 Pcs. 3 pin plug point.

Each Bed room : 5 point and 1 Pcs. 3 pin plug point. 1 Aqua guard point.

Kitchen : 1 light point and 1 exhaust fan point and 1 Pc. 3 pin  
plug point. 1 exhaust fan point.

Bath room : 1 light point. 1 Geyser point.

Balcony : 1 point.

11.

Common Light will be provided in all floors.

**PLUMBING /WATER LINE :**

Each flat will be individual water connection from Sub-Marshall pipe line to upper common water Reservoir.

**RESERVOIR :**

Overhead Tank.

**WALL PUTTY :**

Wall putty will be done inside of the Flat and internal surface of walls and ceilings. common areas shall be covered with a layer of plaster of paris.

Exposed surface of all iron, brick works shall be covered with 2

Coats of primer with colour paint.

Exposed surface of all iron works shall be coated with

red oxide primer with two coats of colour paints.

Outside colour of window grill, etc.

**FITTINGS FIXTURES AND ACCESSORIES :-**

Toilet : White Pan with cistern , shower and dining wash hand basin.

W.C. : European commode /Indian /Ablution Tap.

**LIFT :** Lift facility.

**NOTE :**

Extra charges will be given for additional work in advance.