

MKT/_____

Date:

Mr./Ms _____

KOLKATA-_____

WB

JTY: Mr./Ms. _____

Sub: Allotment of Apartment No. _____ having Carpet Area _____ Square Meter (equivalent to _____ Square Feet), Balcony Area _____ Square Meter (equivalent to _____ Square Feet), at "Utalika-Luxury Phase 5" (WBREERA Registration Number: _____).

Dear Sir,

In response to your application and pursuant to receipt of the booking amount of Rs. _____ (Rupees _____ only), we hereby allot to you the above Apartment subject to your executing an Agreement for Sale (the "Agreement") with us in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (the "Act") and the West Bengal Real Estate (Regulation and Development) Rules, 2021 (the "Rules") made thereunder and subject further to the registration of the Agreement under the Indian Registration Act, 1908 within the time and in the manner stipulated under the Act and the Rules.

We are also enclosing herewith the **Payment Schedule** for the aforesaid Apartment which will also be incorporated in the Agreement.

This allotment is subject to the terms and conditions of the Agreement (a Draft of which is enclosed hereto) particularly with reference to the following:

1. Your making regular and punctual payments as and 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, ground rent, 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 necessary documents within time, in the manner and in the format as prescribed under the Act and the Rules made thereunder.

S.E. Builders & Realtors Limited
Authorized Signatory**S.E. Builders & Realtors Limited.** (A subsidiary of Bengal Ambuja Housing Development Limited)**Regd. Office:** Vishwakarma | 86C Topsia Road (S) | Kolkata 700 046**Marketing. Office:** Ecospace Business Park | Block 4B | Plot No. IIF/11 | Action Area II | New Town | Kolkata 700 160**P** +91 33 4040 6060 | **F** +91 33 4040 6161 | **W** www.ambujaneotia.com

CIN : U70109WB2011PLC171075

Please send your remittance(s) by **Pay Order / Demand Draft** in favour of _____ payable at _____.

Kindly quote your Apartment no. in all correspondence.

We assure you our best services at all times.

Thanking you,

Yours faithfully,

For S.E. Builders & Realtors Limited

Rakesh Rayan
Authorized Signatory

(Authorized Signatory)

Encl.:

- i. **Payment Schedule**
- ii. **Draft Agreement for Sale**

S.E. Builders & Realtors Limited. (A subsidiary of Bengal Ambuja Housing Development Limited)

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