

FAROOQUE & SONS

34/1, RATU SARKAR LANE, KOLKATA - 700 073

Mob. : (91) 9330742003

Ref. No.

Date

ALLOTMENT LETTER FOR FLAT/ UNIT/ APARTMENT:

Promoter Name & Address : SK MD. FAROOQUE , 66A, Maulana Shawkat Ali
steet, P.S. Jorasanko, Kolkata – 700073

Allottee Name & Address : Mr./Ms.

.....

Allottee Mobile number & mail id :

Dear Sir/Madam

I / We (.....) are pleased to allot you the
Flat/Unit/Apartment No:..... of Block No: of
.....project located at.....Village / City,
.....District, Pin code.....

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development agreement/ Registered ownership document , (IGBC Registration No : GH 190212) the project named as **Green Residency** which has the valid permission from the Kolkata Municipal Corporation which is the competent Authority for approval of Plans vide B.P. no: 2021050019 of Kolkata village / City to an extent of 1171.779 sq.mts. of site area, herein after referred to as the "Project" which was registered with AP Real Estate Regulatory Authority vide registered Number..... dt:.....

2. Whereas the Allottee has approached the Promoter to allot..... Flat/Unit/Apartment in the project after having examined the title and required sanctions/permissions approvals and

also having satisfied with the right/title/authority of the promoter to convey the Flat/Unit/Apartment in the Project.

3. The promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Flat/Unit/Apartment. Thereof this Letter of Allotment is issued by the Promoter to Allottee, with the following terms and conditions

1. The Allottee has paid the Booking amount of Rs..... to the Promoter vide Cheque / DD / transaction id:.....

2. The Allottee shall enter in to Registered Agreement for sale before paying the 40% of total cost (Including the Booking Amount) of unit/ Flat/ Apartment.

3. The Allottee is bound by all terms and conditions of the Registered Sale Agreement, which will be executed by the promoter on fulfilment of the conditions of this Allotment Letter in due course of time.

a. 15% on starting of foundation.

b. 10% on completion of ground floor roof.

c. 10% on completion of the First floor roof.

d. 5% on completion of Second floor roof.

e. 5% on completion of third floor roof.

f. 5% on completion of Fourth floor roof.

g. 5% on completion ofof the Flat/Unit/ Apartment.

h. 5 % at the time of Handover of the Flat/ Unit/ Apartment.

4. In Addition to the sale consideration, as mentioned above, the Allottee shall bear the Stamp Duty and Registration charges of the Sale Agreement and also Conveyance/Sale Deed to be executed by the promoter in respect of the Schedule Flat/ /Unit/Apartment. Further, the Allottee shall bear taxes payable to State and Central Government, if any.

5. All payments to be made in favour of M/s. FAROOQUE & SONS , payable at Kolkata City / District .

Bank Name (separate RERA A/c) : STATE BANK OF INDIA

A/c No: 00000031059030980

Branch Name: B.B.GANGULY STREET

IFSC Code: SBIN0008209

Declaration by Allottee :

I / we have read and understood the Agreement of sale prepared by the Promoter as per the standard format specified in West Bengal Real Estate (Regulation and Development) and hereby give my consent to abide and be bound by all the terms and conditions. I / we shall be entitled to an agreement of sale from the Promoter on payment of the Amounts / instalments payable as per agreed terms.

Signature of Allottee

Promoter / Authorized Signatory

Date:

Date:

FAROOQUE & SONS

SK-Md. Farooque
Proprietor