

ALLOTMENT LETTER

Date:

To,
Mr./Mrs.
.....

Address:
.....

Sub: Allotment of Apartment No _____ on _____ in the project known as “ **SUPREME SQUARE** ” situated at Rashbihari Avenue, Station Road Chandannagar, PO & PS : Chandannagar, Dist.: Hooghly, Pin:712136, West Bengal.

Dear Sir,

We hereby allot you _____ on _____ (hereinafter referred to as the Apartment in our proposed building being constructed known as “**SUPREME SQUARE**” situated at Rashbihari Avenue, Station Road Chandannagar, Dist. Hooghly, Pin: 712136, West Bengal. for the total consideration of Rs. Plus G.S.T. @1% amounting to Rs./- totaling to **Rs.**

We have received a sum of **Rs. including G.S.T. @1%** as earnest money in cash in respect of the above referred apartment.

Our Project was registered as per the then applicable provisions under the provisions of the West Bengal Housing Industry Regulation Act, 2017 (West Bengal Act. XLI of 2017 Act. with the West Bengal Housing Industry Regulatory Authority at on..... Under Registration No., however due to the decision of the Hon’ble Supreme Court of India, declaring the State law to be unconstitutional and consequentially the adoption of the

Real Estate (Regulation and Development) Act (RERA) is to be made by the State of West Bengal and establishment of the constitution authorities is yet to be made. The compliance of such regulations (if any) will be made in due course whenever prescribed.

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale on terms and conditions, which may contain therein. You undertake to comply with any necessary compliances which may be prescribed under the Real Estate (Regulation and Development) Act (RERA) when the same is made operational in the state of West Bengal and execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

Terms and Conditions:

1. All the terms and conditions mentioned in the Draft Agreement to sale document is personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure - A attached herewith.
3. The Society formation and Other Charges as specified in Annexure "B" hereto together shall be paid by the allottee at appropriate time
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the

registration of the agreement to sale, the liquidated damages of 10% on the amount paid shall be recovered and the rest amount will be refunded with no interest.

6. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
7. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Chandernagore alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment.

Kindly confirm the above arrangement by signing the allotment letter.

Thanking you,

Yours faithfully

We confirm and accept

1

2

Annexure A

The Payment Plan is as follows:

Flats

Down Payment (Booking / Agreement) upto 20%	Rs.
Next 30 % on Completion of Plinth Ground level	Rs.
Next 10 % on Completion of 1 st floor slab	Rs.
Next 10 % on Completion of 2 nd floor slab	Rs.
Next 7.5 % on Completion of top slab	Rs.
Next 10 % on Brick Work/Plaster/	Rs.
Next 7.5 % on Flooring/ Plumbing	Rs.
Balance before 7 Days of Possession	Rs.
Total	Rs.

Bank Details are as under.

Account Name
Account Number
Bank
Branch
IFSC Code

ANNEXURE B (To be confirmed)

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess for one year

- a) Corporation /Taxes
- b) Water Charges
- c) Electricity Charges

II) Deposits

- a) Electrical Meter
- b) Water Meter

III) Expenses /Outgoing

- a) Society Registration Charges

IV) Any other charges

- a) One-year Building Maintenance Charges
- b) Legal Charges of Rs.
- c) Infrastructure development charges
- d) Corpus fund of Rs.

SUPREME UDYOG
Bijoy Guha Mallick
(SRI BIJOY GUHA MALLICK)
SELF & CONSTITUTED ATTORNEY
OF SRI KRISHNA CHANDRA MONDAL,
SMT. RATNA GUHA MALLICK, AND
SRI MAINAK MONDAL

