

Date:

Ref: C/MEM/.....

Name:

Address:

Corporate Office :

DLF GALLERIA

Suite No. 1101/1107, 11th Floor, Plot No. BG-8

Street No. 124, Action Area-1B, New Town

Rajarhat, Kolkata - 700 156, W.B. India

T : +91 33-4073-4046/47

E : info@magnoliainfrastructure.com

W : www.magnoliarealty.in

Allotment Letter

Sub: Allotment of Flat #..... (..... Bedrooms) in Magnolia Empire, at Mouza - Talbanda, J. L. No. 28, R.S./L.R. Dag no. 84, 85, 86, 87, 195, 199, 201, 202, 202/705, 203, 204, 205, 206, 207, 208, 209, 205/778, under L. R. Khatian no. 2311, 2317, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, within the limits of Bilkaanda-1 Gram Panchayat, under New Barrackpore Police Station, in the District of North 24 Parganas, Pin - 700110, State - West Bengal

Ref: Customer Code # C/MEM/..... (To be quoted for all your future correspondence)

Dear Sir/Madam,

This is response to your application dated

We are pleased to allot you Flat #..... (..... Bedrooms) in Block at **Magnolia Empire** at Mouza Talbanda, District 24 Parganas (N) for a total consideration of Rs. (Rupees), payable as per attached payment plan, on the terms and conditions of sale contained in our standard Agreement for Sale. The consideration includes car parking space/s of the type you have applied for, if any, to be allotted at the time of possession.

You have the right to opt out of this allotment by communication in writing which should reach us at the address given in this letter, before _____, 20__. In such event, the sum of Rs.25000/- (Rupees Twenty five thousand) paid by you as registration money for booking will be refunded in full (without any interest or damages) within **45 days**..

The above allotment is subject to (1) realization of the Cheque or Draft of Rs. _____ (Rupees _____) paid by you as registration money for booking (not applicable to allottees who have paid cash) and (2) your signing our standard Agreement for Sale and registration of the same before _____ (after payment of necessary Stamp Duty, Registration Fees, Legal Fees, Miscellaneous Charges, Commission Charges, if any as mentioned in the said Agreement), failing either of which this Allotment Letter shall automatically stand withdrawn and cancelled and the registration money for booking shall stand forfeited.

On your signing our standard Agreement for Sale and registration of the same within one month (at our office or at any other place as may be scheduled by our Legal Advisors, by prior appointment with the undersigned), this Allotment Letter will automatically be replaced by our standard Agreement for Sale.

Thanking you,
Yours faithfully,

For **Magnolia Infrastructure Development Limited**
Magnolia Infrastructure Development Ltd.

(Authorised Signatory)

Director

Enclosed: Payment Schedule

PAYMENT SCHEDULE OF EMPIRE

Installment No.	Payment Stage	Percentage
1	On Booking	Rs. 51,000/-
2	On Sale Agreement (Within 20 days)	20% - Rs. 51,000/- (Booking money) + Taxes as applicable
3	On Commencement of Foundation	10% + Taxes as applicable
4	On Commencement of Ground Floor Casting	10% + Taxes as applicable
5	On Commencement of 1 st Floor Casting	10% + Taxes as applicable
6	On Commencement of 3 rd Floor Casting	5% + Taxes as applicable
7	On Commencement of 5 th Floor Casting	5% + Taxes as applicable
8	On Commencement of 7 th Floor Casting	5% + 50% Extra Charges + Taxes as applicable
9	On Commencement of 9 th Floor Casting	5% + Taxes as applicable
10	On Commencement of 11 th Floor Casting	5% + Taxes as applicable
11	On Commencement of Top Floor Casting	5% + Taxes as applicable
12	On Commencement of Brick work	5% + Taxes as applicable
13	On Commencement of Flooring	10% + balance 50% Extra Charges + Taxes as applicable
14	On Possession	5% + 100% of legal fees + Taxes as applicable

Extras & Deposits:

Extras & Deposits:
1) Transformer/Main Elect. : Rs.45/-per sq. ft of Super Built up Area.
2) Power backup /Generator: Rs.35/-per sq. ft for Standby Power Supply for Diesel Generator.
3) Club Membership : Rs. 40/- per sq. Ft.
4) Maintenance Charges: 6 Months Maintenance free after Handover
6) Legal & Registry Processing charges: 1% of Property Value
7) Association Formation Charges: 5/- per sq.ft.

Other Terms and Conditions:

- Lock in period: 1 (One) year from the date of execution of the Agreement
- WBSEB meter: On actual.
- Registration / Stamp Duty / Taxes: As applicable.
- (GST): As applicable & compulsory.
- Holding charges for Registration after Project handover is Rs. 5000/- per Month.

Magnolia Infrastructure Development Ltd.