

Date:

Ref: C/MF/.....

Name:

Address:



Corporate Office :
DLF GALLERIA
Suite No. 1101, 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 Fantasia, Phase-II, at (1) *Mouza* Algaria, J.L. No. 5, comprised in R.S./L.R. *Dag* Nos. 608, 609/628, 606, 605, 604, 599/662, 574, 575, 576, 600, 597, 596, 595, 594, 593 and 592, recorded in L.R. *Khatian* Nos. 665, 666, 975, 734, 1033 and 1022, and (2) *Mouza* Mainagadi, J.L. No. 6, comprised in R.S./L.R. *Dag* Nos. 715 and 713, recorded in L.R. *Khatian* No. 2148, *Mouza* Mainagadi, J.L. No. 6, Police Station Barasat, within the jurisdiction of Paschim Khilkapur Gram Panchayet, Sub-Registration District Kadambagachi, District North 24 Parganas.

Ref: Customer Code # C/MF-II/..... (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 Fantasia, Phase-II*** at *Mouza* Algaria, Mainagadi, 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. _____/- (Rupees _____) 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if any as mentioned in the said Agreement), failing either of which this Allotment Letter shall automatically stand withdrawn and cancelled and the registration money for booking shall stand forfeited.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

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MAGNOLIA FANTASIA, PHASE-B		
PAYMENT PLAN		
Installment No.	Payment Stage	Percentage
1	On Booking	10% of Unit cost + Taxes as applicable
2	On Sale Agreement (Within 20 days)	10% of Unit cost + Taxes as applicable
3	On Completion of Foundation/Piling	10% of Unit cost + Taxes as applicable
4	On Completion of Ground Floor roof casting	10% of Unit cost + Taxes as applicable
5	On Completion of 1st Floor roof casting	10% of Unit cost + Taxes as applicable
6	On Completion of 2nd Floor roof casting	10% of Unit cost + Taxes as applicable
7	On Completion of 3rd Floor roof casting	10% of Unit cost + Taxes as applicable
8	On Completion of 4th Floor roof casting	5% of Unit cost + Taxes as applicable
9	On Completion of 5th Floor roof casting	5% of Unit cost + Taxes as applicable
10	On Completion of Brickwork of said unit	10% of Unit cost + Taxes as applicable
11	On Completion of flooring of said unit	5% of Unit cost + 100% of Extra Charges + Taxes as applicable
12	On Possession	5% of Unit cost + 100% of legal fees + Taxes as applicable

Extras & Deposits:

- 1) Transformer/Main Electricity Charge : Rs.45/- per sq. ft. on super built-up area.
 - 2) Power Backup/Generator Charge : Rs.35/- per sq. ft. on super built-up area.
 - 3) Club Membership / Infrastructure Charge : Rs.40/- per sq. ft. on super built-up area.
 - 4) Maintenance Charge : free for 6 months after date of declaration for taking possession
 - 5) Legal & Registry Processing Charge: 1% of Property Value
 - 6) Association Formation Charges: Rs. 5/- per sq. ft. on super built-up area.
 - 7) GST: As Applicable & Compulsory
- Other terms and conditions :**
- a) Lock in period: 1(One) year from the date of execution of the Agreement.
 - b) WBSEB meter: on Actual
 - c) Registration / Stamp Duty / Taxes: As Applicable
 - d) Holding charges for Registration after Project handover is Rs.5,000/- per month.