

Date:

Ref: C/MENJ/.....

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 Enjoy, at Mouza - Bishnupur, J. L. No. 44, R.S./L.R. Dag No. 492; L.R. Khatian No.2524/1, 3036/1, 3423/1 & 10649, Re.Sa. - 126, Touzi No.10; under Rajarhat Bishnupur No.II Gram Panchayet, Police Station - Rajarhat, District - North 24 Parganas, Pin - 700135, State - West Bengal

Ref: Customer Code # C/MENJ/..... (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 Enjoy** at Mouza Bishnupur, 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if any as mentioned in the said Agreement), failing either of which this Allotment Letter shall automatically stand withdrawn and cancelled and the registration money for booking shall stand forfeited.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

MAGNOLIA ENJOY		
PAYMENT SCHEDULE		
Installment No.	Payment Stage	Percentage
1	On Booking	Rs. 25,000/-
2	On Sale Agreement (Within 20 days)	20% - Rs. 25,000/- (Booking money) + Taxes as applicable
3	On Commencement of Foundation/Pilling	10% + Taxes as applicable
4	On Commencement of Ground Floor Casting	10% + Taxes as applicable
5	On Commencement of 1st Floor Casting	10% + Taxes as applicable
6	On Commencement of 2nd Floor Casting	10% + Taxes as applicable
7	On Commencement of 3rd Floor Casting	10% + 50% of legal fees + Taxes as applicable
8	On Commencement of 4th Floor Casting	10% + Taxes as applicable
9	On Commencement of Brickwork of said unit	10% + Taxes as applicable
10	On Commencement of flooring of said unit	5% + Taxes as applicable
11	On Possession	5% + 50% of legal fees + 100% of Extra Charges + Taxes as applicable
Extras & Deposits:		
1) Transformer/Main Electricity Charge : Rs.40/- per sq.ft.		
2) Power Backup/Generator Charge : Rs.25/- per sq.ft.		
3) Club Membership / Infrastructure Charge : Rs.15/- per sq.ft.		
4) Maintenance Charge : free for 6 months after date of declaration for taking possession		
5) Legal & Registry Processing Charge: Rs. 10,000/- for Legal Fees		
6) Association Formation Charges : Rs. 5/- per sq.ft.		
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.		

Magnolia Infrastructure Development Ltd.

Director