



SUBHAM CONSTRUCTIONS

Mitha Pukur, Purba Bardhaman

Ref No

Date

ALLOTMENT LETTER

To,

Date: _____

1. Mr./Mrs./Miss _____
Address: _____
E mail id: _____
2. Mr./Mrs./Miss _____
Address: _____
E mail id: _____

Sub: Allotment of BHK Unit/Flat bearing Flat No., on theth Floor, side in the project known as "SOUMYA APARTMENT" situated at B.C. Road, Burdwan (Opposite of MUC Women's College and State Bank of India, Burdwan University Branch); The Project is situated on B.C. Road and located within the jurisdiction of Burdwan Municipality of Ward No. 29 appertaining to Present Holding No. 28 of B. C. Road Mahalla within City and P.S. Burdwan and within the limit of the Burdwan Municipal Authority at District: Purba Bardhaman, West Bengal.

Dear Sir/Madam,

We hereby allot you 1 (One) BHK Unit/Flat bearing Flat No., on theth Floor, side, measuring about Sq. Ft. (A Little More or Less) Carpet Area which denotes Sq. Ft. (A Little More or Less) Covered Area and which means a total Super Built Up Area of Sq. Ft. (inclusive of 25% Super Built Up Area) (A Little More or Less) being 1 (One) Residential Flat total consisting of (.....) Bedrooms, (.....) Hall cum Dining, 1 (One) Kitchen, (.....) Balcony and (.....) Toilets together with the proportionate share of land contained at and under the said premises and further together with the common areas, benefits, amenities, facilities and others (hereinafter referred to as the Apartment / Flat) in our proposed building to be constructed known as "SOUMYA APARTMENT" situated at B.C. Road, Burdwan (Opposite of MUC Women's College and State Bank of India, Burdwan University Branch); The Project is situated on B.C. Road and located within the jurisdiction of Burdwan Municipality of Ward No. 29 appertaining to Present Holding No. 28 of B. C. Road Mahalla within City and P.S. Burdwan and within the limit of the Burdwan Municipal Authority at District: Purba Bardhaman, West Bengal for the total consideration of Rs. _____ (Rupees _____ Only).

We have received a sum of Rs. _____/- (Rupees _____ Only) as earnest money in respect of the above referred apartment. Details of the same are as follows

Sr. No	Date	Cheque No	Bank Name	Branch	Amount
1					
Total					

Project is registered as per the provisions of WBHIRA Act, 2017 with the WB Housing Industry Regulatory Authority at under No. _____

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 under the provisions of the West Bengal Housing Industry Regulation Act, 2017, (as amended up to date) on terms and conditions, which may contain therein. You undertake to 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/Flat 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 which is available on WBHIRA website and 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/Association 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 Owner 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 20% on the amount paid shall be recovered and the rest amount will be refunded with no interest.



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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 Bardhaman City alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates:
Phone No.: (+91) 9476134152/ (+91) 9434172684

Email: rajdeepgoswami88@gmail.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,
For SUBHAM CONSTRUCTION

We confirm and accept

FOR SUBHAM CONSTRUCTIONS

Uma Soucar

PARTNER

Partner

ANNEXURE A

1) _____

2) _____

**THE PAYMENT PLAN IS AS FOLLOWS:
FLATS (INCLUSIVE OF PARKING SPACES IF BOOKED AND ALLOTTED)**

Down Payment (Booking)	5%
At the Time of Agreement for Sale	10%
At the time of Plinth Ground level	10%
Completion of 1 st floor slab	10%
Completion of 2 nd floor slab	10%
Completion of 3 rd floor slab	10%
Completion of 4 th floor slab	10%
Completion of 5 th floor slab	10%
Completion of 6 th slab	10%
Brick Work/ Plaster/	10%
Registration or Possession (whichever is earlier)	5%
Total	100%



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Bank Details are as under.

Account Holder Name	SUBHAM CONSTRUCTION
Account Number	39286392413
Account Type	CURRENT ACCOUNT
Bank	State Bank of India
Branch	Burdwan University
IFSC Code	SBIN0002033

ANNEXURE B

SOCIETY/ASSOCIATION REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess for one year

- Municipal Cess/Taxes
- Water Charges
- Electricity Charges
- GST
- Government Mutation Charge (Optional)
- Municipality Mutation Charge (Optional)

II) Deposits

- Electrical Meter
- Water Meter

III) Expenses /Outgoing

- Society/Association Registration Charges

IV) Any other charges

- One-year Building Maintenance Charges @ Rs. 2/- (Rupees Two Only) per Sq Ft per Month in respect of Super Built Up Area of Allotted Flat.
- Legal and Documentation Charges amounting to 1% in respect of the price of the Allotted Flat.
- Infrastructure development charges.
- Corpus fund equivalent to Sinking Fund.