

ENLIGHTEN INFRA PROJECTS PVT. LTD.

K.P.Mondal Road, Chandipur, Nodakhali, 24 Pgs.(S),Pin Code: 700137

Corporate Identify Number(CIN):U45400WB2013PTC196182

GSTIN:19AADCE4514B1Z3

email: enlighteninfra@gmail.com

ALLOTMENT LETTER

To _____ Date: _____
Mr./Mrs./Miss _____

Address: _____

Email id: _____

Sub.: Allotment of Flat No. _____ on _____ in the project
known as _____ situated
at _____.

Dear Sir/Madam,

We hereby allot you Flat no. _____ having _____ Sq. Ft. Approx Super Built Up
Area on _____ floor in our proposed building to be constructed known as
_____ Situated at _____

For the total consideration of Rs. _____ (Rupees _____
Only) inclusive of GST as may be applicable.

We have received a sum of Rs. _____ (Rupees _____
only) by chq. No. _____ dated _____

Drawn on _____ (Bank Name & Branch)

Project is registered as per the provisions of RERA with the Real Estate 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 Real Estate (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 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 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 email 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 Kolkata alone shall have exclusive jurisdiction over all matters arising out of or relating to the Letter of Allotment. Any dispute shall be settled by a sole arbitrator and 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. : 9330327648

Email: enlighteninfra@gmail.com

Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,
Yours faithfully,

We confirm and accept

ANNEXURE A

1.	Booking	10%	Rs.
2.	Foundation	10%	Rs.
3.	Ground floor Casting	10%	Rs.
4.	1 st floor Casting	10%	Rs.
5.	2 nd floor Casting	10%	Rs.
6.	3 rd floor Casting	10%	Rs.
7.	4 th Casting	10%	Rs.
8.	Brick work completion	10%	Rs.
9.	Electrical & Sanitary	10%	Rs.
10.	Possession or Registration	10%	Rs.

ANNEXURE B

- (a) For Proportionate share of the Equipment and Service Charges for HT/LT electric connection to be paid to CESC Ltd. or any other authorities for the power connection as per their demand, to entirety of the building including cost of installation of transformer and other equipment.
- (b) Deposits and charges for obtaining separate meter for the said Flat/Unit directly from CESC.
- (c) Cost of the maintenance, electric charges, Municipal Tax, Govt. Rents for common areas and charges for formation of Association will be borne by the Purchaser and other owners/occupiers of the other Flat owners jointly it will be decided by the Flat Developer and/or Flat Owners Association, as and when formed.
- (d) Cost of Generator load for pre determined amount of KVA per Flat/Unit at actual, as finalized by the SELLER.
- (e) Society or Association formation charges if any.
- (f) Legal Charges.
- (g) Corpus of Approximately one year maintenance charges in separate bank account exclusively for maintenance purpose.