

ALLOTMENT LETTER

Mr./Ms./Mrs. _____

Dated: _____

Allottee(s):

Sub: Letter of Allotment of Flat/Unit in " _____ " situated at Holding No. 32, Md. Kala Chand Road, Police Station - _____, Kolkata _____, within Ward No. 30 of Panihati Municipality, District – North 24 Parganas.

Hearty Congratulations!!!

We are delighted to inform you that you have been allotted a Unit/Flat bearing no. _____ on _____ Floor _____ having carpet area of _____ sq. ft (be the same or a little more or less) ("Unit"), against your Registration/Application form no. dated ("Application Form"), in our project named as " _____ " ("Project") which is being developed upon the premises, being **ALL THAT** the partly 2 (two) storied and partly 1 (one) storied building and structures **TOGETHER WITH ALL THAT** the piece and parcel of Bastu and Doba land admeasuring 0.37 Acres, more or less in R.S. Dag Nos. 834 and 835, L. R. Dag Nos. 1050 and 1051, J.L. No. 14, Mouza – Ghola, R. S. and L. R. Khatian No. 957, being Holding No. 32, Md. Kala Chand Road, within Ward No. 30 of Panihati Municipality, Police Station - Khardah, District Sub Registration Office at Barrackpore, District – 24 Parganas (North) ("Project Land") in accordance with terms and conditions of said Application Form and this Allotment Letter.

The allotment of the said unit/space is subject to the terms and conditions of the Application Form, this Allotment Letter and the terms and conditions of the Agreement for sale, proposed to be signed with you, including the timely payment of total payable amount and other payments as per the payment schedule mentioned in this Allotment Letter.

If you fail to comply with any of your obligations as per application form or this allotment including but not limited to making of timely payments, then we shall be fully entitled, at our sole discretion, at any stage, to cancel the allotment of the Unit and forfeit the entire Earnest Money. In such an event you will also not be entitled for the refund of amounts paid towards, statutory charges, interest on delayed payment etc.

Please quote the Unit No. as mentioned above in all your future correspondence with us. In token of your confirmation of the above, please return the duplicate copy of this letter duly signed by you. For any query, please feel free to visit our Site or corporate office at and can also call on

_____ / and we would be happy to assist you. Assuring you the best of our services.

You are kindly requested to accept the allotment by signing on the office copy of the allotment letter.

TERMS & CONDITIONS :

1. The Project has been registered with the West Bengal Housing Industry Regulatory Authority ("Authority") on (date) _____ and the Project's Registration Certificate No. is _____. This Registration is valid for a period of _____ years commencing from _____.
2. The Allottee(s) has/have full knowledge of all the laws/notifications and rules applicable to the Project and further acknowledges that that he/she has. seen all documents / papers in relation to the Project, including but not limited to the title documents, license, sanctions, approvals etc. obtained from the competent authorities and is/are fully satisfied about the rights, title and interest of the promoter over the Project Land. The Applicant(s) acknowledges having also obtained all clarifications with respect to the Project and Project Land.
3. The sale consideration of the Unit is Rs._____-/- (Rupees _____only), including consideration for the garage/car parking space, if any.
4. The Allottee(s) is aware that the Total Payable Amount is inclusive of the booking amount, VAT/Service Tax/Cess/GST or any other similar taxes levied in connection with the construction of the Project upto the date of handing over of possession of the Unit, cost of internal/external development charges and the cost of providing all facilities, amenities, specifications within the Unit and the Project to be paid as per the payment schedule detailed in Annexure-I annexed herewith through Account Payee Cheque / Demand Draft in favor of FTC Concrete Pvt. Ltd., bearing a/c no. _____ payable at Kolkata. The receipt would be valid only after realization of the said cheque/demand draft/and effect of credit in the aforesaid account of the Promoter.

5. Nothing contained in these presents shall be construed to confer upon the Allottee(s) any right, title or interest of any kind whatsoever in, to or over the unit or common areas and facilities. The conferment of Unit shall take place only upon the execution of sale deed in favour of the Allottee(s).
6. The Allottee(s) hereby undertakes that he shall abide by all laws, rules, regulations, notifications, Act, etc. as may be applicable on the Project.
7. The terms and conditions to be mentioned in the Agreement for Sell, Sale Deed shall be in addition to the terms and conditions mentioned herein. However, in case of any contradiction between the terms and conditions mentioned herein and terms and conditions specified in the Agreement to Sell, Sale Deed, the terms and conditions specified later in the Agreement to Sell, Sale Deed, shall supersede the terms and conditions as set out herein.
8. This Allotment Letter and the terms contained hereunder shall be construed in accordance with the West Bengal Housing Industry Regulation Act, 2017, Rules and regulations made thereunder including other applicable Laws of India for the time being in force.

Warm regards,
For FTC Concrete Pvt. Ltd.

(Authorized Signatory)

I/We hereby accept the allotment of Unit bearing no. __ on Floor, tentatively admeasuring carpet area of _____ sq. ft. Project named as "_____" ("Project") which is being developed by FTC Concrete Pvt. Ltd., situated at subject to the terms & conditions of the Application/Registration Form no. Acceptance of Allotment dated and this Allotment Letter.

Thanks and regards,

(Customer Name and Signature)

Annexure-I
Payment Schedule

a) On application	--	10%
b) At the time of execution of this agreement	--	10%
c) Upon commencement of foundation work	--	10%
d) Upon commencement of first floor roof casting	--	10%
e) Upon commencement of third floor roof casting	--	10%
f) Upon commencement of top floor roof casting	--	10%
g) Upon commencement of brick work	--	10%
h) Upon commencement of flooring	--	10%
i) On installation of lift & generator	--	10%
j) At the time of handing over possession	--	10%

For FTC Concrete Pvt. Ltd.

(Authorized Signatory)

Allottee(s)