

Date:

Ref: C/MF/.....

Name:

Address:

Allotment Letter

Sub: Allotment of Flat #..... (..... Bedrooms) in Magnolia Nakshatra-II, at R.S./L.R. Dag no. 619, 605, 604, 603, 601, 606, 607, 608, 618, 612, 614, 615, 616; L.R. Khatian no.757, 649, 123, 288, 182, 377, 315, 82, 249, 528, 104, 603, 35, 385, 95, 729, 867, 844, in Mouza - Mochpool, J. L. no.31, Touzi no.146, P.S. - Duttapukur, A.D.S.R. Kadambagachi, District - North 24 Parganas, within the local limits of Ichapur - Nilgong Gram Panchayet; R.S./L.R. Dag no. 98, 99, 102, 101, 100, 103, 104, 106, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 80, 81, 80/845; L.R. Khatian no. 2450, 4000, 1277, 2218, 1905, 482, 1448, 1304, 448, 1272, 679, 5029, 5030, 5032, in Mouza - Paschim Ichapur, J.L. no. 29, Touzi no.146, P.S. - Barasat, A.D.S.R. Kadambagachi, District - North 24 Parganas, within the local limits of Barasat Municipality and R.S./L.R. Dag no. 156, 139/188; L.R. Khatian no. 2610, 2609, 1764; in Mouza - Baluria, J.L. no. 37, Touzi no. 146, P.S. - Barasat, A.D.S.R. Kadambagachi, District - North 24 Parganas, within the local limits of Barasat Municipality.

Ref: Customer Code # C/MNII/..... (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 Nakshatra-II** at R.S./L.R. Dag no. 619, 605, 604, 603, 601, 606, 607, 608, 618, 612, 614, 615, 616; L.R. Khatian no.757, 649, 123, 288, 182, 377, 315, 82, 249, 528, 104, 603, 35, 385, 95, 729, 867, 844, in Mouza - Mochpool, J. L. no.31, Touzi no.146, P.S. - Duttapukur, A.D.S.R. Kadambagachi, District - North 24 Parganas, within the local limits of Ichapur - Nilgong Gram Panchayet; R.S./L.R. Dag no. 98, 99, 102, 101, 100, 103, 104, 106, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 80, 81, 80/845; L.R. Khatian no. 2450, 4000, 1277, 2218, 1905, 482, 1448, 1304, 448, 1272, 679, 5029, 5030, 5032, in Mouza - Paschim Ichapur, J.L. no. 29, Touzi no.146, P.S. - Barasat, A.D.S.R. Kadambagachi, District - North 24 Parganas, within the local limits of Barasat Municipality and R.S./L.R. Dag no. 156, 139/188; L.R. Khatian no. 2610, 2609, 1764; in Mouza - Baluria, J.L. no. 37, Touzi no. 146, P.S. - Barasat, A.D.S.R. Kadambagachi, District - North 24 Parganas, within the local limits of Barasat Municipality 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**

(Authorised Signatory)

Enclosed: Payment Schedule

MAGNOLIA NAKSHATRA-II		
PAYMENT PLAN		
Instalment No.	Payment Stage	Percentage
1	On Booking	Rs. 51,000/-
2	On Sale Agreement (Within 20 days)	20% - Rs. 51,000/- (Booking money) + Taxes as applicable
3	On Completion of Foundation/Piling	10% + Taxes as applicable
4	On Completion of Ground Floor Casting	10% + Taxes as applicable
5	On Completion of 1st Floor Casting	10% + Taxes as applicable
6	On Completion of 2nd Floor Casting	10% + Taxes as applicable
7	On Completion of 3rd Floor Casting	10% + Taxes as applicable
8	On Completion of 4th Floor Casting	10% + Taxes as applicable
9	On Completion of Brickwork of said unit	10% + Taxes as applicable
10	On Completion of flooring of said unit	5% + Taxes as applicable
11	On Possession	5% + 100% of legal fees + 100% of Extra Charges + Taxes as applicable
Extra Charges & Deposits:		
1) Transformer/Main Elect. : Rs.35/- per sq. ft of Super Built up Area.		
2) Power backup/Generator: Rs.15/- per sq. ft for Standby Power Supply for Diesel Generator.		
3) Club Membership / Infrastructure Charge: Rs.26/- per sq.ft. of Super Built up Area.		
4) Legal & Documentation Charges: Rs.10/- per sq.ft.		
5) Sinking Fund: Rs.12/- per sq.ft.		
6) Municipal Property Tax (advance): Rs.10/- per sq.ft.		
7) Society Formation Charge: Rs.2/- per sq.ft.		
Other terms and conditions :		
a) Lock in period: 12 months		
b) WBSEB meter: On actual.		
c) Registration / Stamp Duty / Taxes: As applicable.		
d) GST: As applicable & compulsory.		
e) Holding charges for Registration after Project handover is Rs. 5,000/- per month.		