

Ref: \_\_\_\_\_

Date:

To,

ALLOTMENT LETTER

Dear Sir,

This has reference to your Application dated \_\_\_\_\_ for booking of an Apartment in "DREAM WORLD CITY", Pailan, Kolkata.

We are pleased to allot you Flat No. \_\_\_\_\_ on the \_\_\_\_\_ Floor in Block \_\_\_\_\_, Precinct II at Dream World City along with \_\_\_\_\_ car parking.

We take this opportunity to congratulate you for being a part of "DREAM WORLD CITY".

Please find enclosed the "Schedule of Payments" for the captioned property. You are requested to kindly remit the payments as per the schedule. Also note that the payment has to be remitted in the favour of "JAIN GROUP PROJECTS PVT. LTD".

Thanking you and assuring you the best of our services at all times.

Property Details Information:

Project : Dream World City

Carpet Area : \_\_\_\_\_ sq.ft

Tower Name : \_\_\_\_\_

Basic Rate : \_\_\_\_\_

Type : \_\_\_\_\_

Precinct : II

Floor : \_\_\_\_\_

**Purchase Price**

Cost of apartment (Including \_\_\_\_\_ car parking) Rs \_\_\_\_\_

Extra Charges (PLC + FLC + Extra Charges) Rs \_\_\_\_\_

Total Purchase Price (excluding taxes) Rs \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GST and other taxes if any as applicable will be extra.

Thanking you and assuring you the best of our services at all times.

Authorized Signatory

For Jain Group Projects Pvt. Ltd.

### Agreement for sale

This Agreement for Sale (Agreement) executed on this \_\_\_\_\_ (Date) day of June, 2018,

JAIN GROUP PROJECTS PVT. LTD. (PAN. AACCCJ1203D), a company incorporated within the meaning and under the provisions of the Companies Act, 1956, having registered office at 44/2A, Hazra Road, Kolkata-700019 at 44/2A, Hazra Road, Kolkata-700019, represented by its \_\_\_\_\_, working for gain at 44/2A, Hazra Road, Kolkata-hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns)

Mr. \_\_\_\_\_, (Aadhaar no \_\_\_\_\_) son of \_\_\_\_\_ aged about for self and

as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place of business residence at \_\_\_\_\_

(PAN \_\_\_\_\_), hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

The Promoter and Allottee shall hereinafter collectively be referred to as the Parties" and individually as a "Party"

#### DEFINATION:

For (The purpose of this Agreement for Sale, unless the context otherwise requires,-

- a) "Act" means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act XU of 20 17);
- b) "Rules" means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;
- c) "Regulations" means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017;
- d) "section" means a section of the Act.

#### WEREAS:

A] **R J GARDEN PVT. LTD (PAN. AAFCR4973B)** and other 17 nos of Companies including incorporated under the provisions of the Companies Act, 1956 , all having its registered office at 44/2A, Hazra Road, Kolkata-700019, represented by its \_\_\_\_\_ are the absolute lawful owner of all that piece and parcel of land measuring 161.8 DCML more or less comprised R.S. No. 326, comprised in comprised in L.R Dag Nos. 261, 262, 266, 266/692, 267, 267/705 & 268 and recorded in L.R Khatian Nos. 10872, 10871, 10873, 10874, 10876, 10875, 10911, 10913, 10912, 10878, 10879, 10877, 11124, 9750, 11145, 11147, 11144 and 111466 Sub

Registry Office- Bishnupur, District- South 24 Parganas under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District South 24 Parganas, details of which are more particularly described in "SCHEDULE-A" mentioned herein below. The Owner and the promoter have entered into a development agreement dated 17.09.2015, registered before the District Sub- Registrar-IV, Alipore South 24 Parganas, recorded in Book No-I, volume no 1604-2015, Pages from 75112 to 75163, being no. 160406908 for the year 2015.

B] The Said Land is earmarked for the purpose of building a residential project comprising multistoried apartment buildings and car parking and the said project shall be known as "DREAM WORLD CITY PRECINCT- II".

C] The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed.

D] The Promoter has got a building plan sanctioned by the South 24 Parganas, Zilla Parishad being plan no 396/526/KMDA dated 02.02.2017 for construction of the said complex, details of which are more particularly described in "SCHEDULE-A" mentioned herein below.

E] The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be from [ Please insert the name of the concerned competent authority]. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.

**DEED OF CONVEYANCE**

This Deed of Conveyance executed on this (Date) day of \_\_\_\_\_, 2018,

JAIN GROUP PROJECTS PVT. LTD. (PAN. AACCCJ1203D), a company incorporated within the meaning and under the provisions of the Companies Act, 1956, having registered office at 44/2A, Hazra Road, Kolkata-700019 at 44/2A, Hazra Road, Kolkata-700019, represented by its \_\_\_\_\_, working for gain at 44/2A, Hazra Road, Kolkata-hereinafter referred to as the "Owner" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns)