

ALLOTMENT LETTER

Ref. No. : BHD/AVL/_____

Date:/...../.....

To,
Mr./Mrs./Miss _____,
Address _____,
E-mail Id: _____.

Sub: Allotment of Flat/Plot No., Block No., Floor No. in Project known as "AVILASH".

Dear Sir/Madam,

We refer to your application dated for allotment of a residential flat/ plot in "AVILASH" situated at Bibirhat Main Road (west), PO & PS - Chandernagore, Dist – Hooghly, Pin – 712136.

It gives us immense pleasure to inform you that you have been allotted flat/Plot no., Block No., Floor No. with built up area of Sq. Mtr. And super built-up area of Sq. Mtr.

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					

Our Project is registered as per the provisions under the provisions of the West Bengal Housing Industry Regulation Act, 2017 (West Bengal Act. XLI of 2017) Act. with the West Bengal Housing Industry Regulatory Authority at on..... Under Registration 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 (West Bengal Act. XLI of 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 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 is 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 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 Chandernagore alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment.

Kindly confirm the above arrangement by signing the allotment letter.

Thanking you,

Yours faithfully

BALAJI HOUSING DEVELOPERS
Smit Sir
Asis Mukherjee
Partners

We confirm and accept

1 Smit Sir
2 Asis Mukherjee

Annexure A

The Payment Plan is as follows:

Flats

Down Payment (Booking)	
Completion of Plinth Ground level	
Completion of 1st floor slab	
Completion of 2 nd floor slab	
Completion of top slab	
Brick Work/ Plaster/	

Flooring/ Plumbing	
Possession	
Total	

Bank Details are as under.

Account Name	
Account Number	
Bank	
Branch	
IFSC Code	

ANNEXURE B (To be confirmed)

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

- I) Charges/Taxes/Cess for one year
 - a) Corporation /Taxes
 - b) Water Charges
 - c) Electricity Charges
- II) Deposits
 - a) Electrical Meter
 - b) Gas Connection
 - c) Water Meter
- III) Expenses /Outgoing
 - a) Society Registration Charges
- IV) Any other charges
 - a) One-year Building Maintenance Charges @ _____ per sq mtr.
 - b) Legal Charges
 - c) Infrastructure development charges
 - d) Corpus fund

We value our relationship and welcome you amongst our family.

Thanking you and assuring you the best of service at all times.

Yours Faithfully,

For BALAJI HOUSING DEVELOPERS

BALAJI HOUSING DEVELOPERS

[Signature]
(Partners)

[Signature]
(Partners)

Partners