

DiSA Enterprise

BORONILPUR MORE, SRIPALLY, BURDWAN – 713103, M - 7478211800

DiSA Gourtirtha Abason

ALLOTMENT LETTER

To,

Mr. XXXXXXXX

XXXXXX, IXXXXX road

XXX, SXXXXy – 71XXXX3

Welcome Mr. XXXXXXXXXXXX For showing faith on us for obtaining flat No XXX. We hope that we will come of with flying colours of your expectation and our commitment. We once again ascertain the terms & condition stated below :

1. Flat No : **XXX**
2. Build up area : **XXX sq.ft.** (APPROX, SUBJECT TO FINAL MEASUREMENT)
3. Super build up area : **XXX sq.ft.** (APPROX, SUBJECT TO FINAL MEASUREMENT)
4. Rate per sq.ft. : **Rs. XXXX/-** (on Super Biuld up area)
5. Garrage : **Rs. 0,00,000/-** (Small Cover)

Thank You

Customer's Signature

For Disa Gourtritha Abasan

- ❖ **Garage Rate :** (a)Rs three lakh (Rs.3,00,000/) for Small covered
(b) Rs Three lakh Seventy Five (Rs. 3,75,000 /) for Big Covered one.
- ❖ **No Charge For Motorbike (1 Motorbike Per FLAT)**

N.B: In case of cancellation of purchase of Flat or claim to return the advance money 10% will be deducted from deposited money as per SCHEDULED PAYMENT. In case of name change to others the service charge also will be calculated 10% of total value. For stop/delay the project you have no right any lawful action against Builder.

Other charges

- ❖ Transformer : Rs 40,000/
- ❖ Corpus Money : Rs.1,00,000/-
- ❖ Legal charges : 9% of total flat value including registration, mutation at BLRO & Municipality, As per valuation of ADSR, Burdwan.
- ❖ Service Tax : As per applicable.
- ❖ Hand Over Time : Two Years six month from the date of agreement.

***Please turn over the page for other terms and conditions**

- ❖ **PAYMENT SCHEDULE**

At the time of Gr. Floor Basement Casting (less booking money) :	25%
After completion of the casting of the top of the Ground Floor	10%
At the time of 1st Floor roof Casting :	10%
At the time of 2nd Floor roof Casting :	10%
At the time of 3rd Floor roof Casting :	10%
At the time of 4th Floor roof Casting :	10%
At the time of 5th Floor roof Casting :	10%
After completion of the Brick work of the 2nd Floor of the Block:	05%
Before Possession :	10%

(Common Area and Facilities)

Common area means and includes the undivided proportionate share in land and in common space in the building as follows:

1. (a) Main staircase and landing of all the floors.
(b) All RCC columns, walls & passages.
2. (a) Main entrance gate, open side-space, open front space, open back space and common passage leading to main entrance gate and top roof of the said ground plus three storied building.
(b) All Entrances to & Exit from the building with all installations of common use & utility.
3. Water Pump, overhead water tank and underground reservoir and supply pipe line main distribution and Roof will be used for all owners for common purpose including T.V antenna, Aerial, drying cloth, no further loading on the Roof will be allowed.
4. Drainage and Sewers, septic tank.
5. Pump room, meter room.
6. Electric Meter Board & installations with electric fittings in common areas.
7. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the said building as or necessary for passage to and occupancy of the flats in common without causing any disturbances to other co-occupiers of the said building.
8. Room with W.C. in the Ground floor for use of Darwan/security staff, other place required to be kept vacant around the building.
9. Roof of the said building will be common for all flat owners.

NATURE OF JOBS TO BE DONE BY THE DEVELOPER

Foundation and

Super-structure :- The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme and/or as per specification of the Architect, duly sanctioned by the Burdwan Municipal Authority.

Building :- R.C.C frame structure Building.

Wall:- Brick wall with cement mortar, outer wall 8-10 inch, inner or Partition wall 5 inch.

Water Supply:- Pipe line to be drawn with standard fittings till the outer wall of kitchen and toilet from the overhead tank.

Sources of Water :- For supply of water electrically operated Submersible pump will be installed.

Painting:- Painting of outside of all the Blocks as well as the common areas shall be done by the Developer.

Flooring:- Flooring of common areas only shall be done by the Developer.

Electrification :- Electrification of the common areas and only the main electric line till the main door of each flat shall be installed by the Developer.

Windows :- All outer windows shall be done by the Developer by aluminium frame fitted with glass and necessary accessories.

NATURE OF JOBS TO BE DONE BY INTENDING PURCHASER OF THEIR OWN COST BY THEIR OWN CHOICEABLE MATERIALS AND WORKMEN

Main Door and internal Doors:- Main as well as all internal doors shall be done by the intending purchaser(s) by his/ her/ their own cost and by their own choice able materials and workmen.

Toilet:- All Toilet related finishing jobs including materials shall be done/installed by the intending purchaser(s) by his/ her/ their own cost and by their own choice able materials/Brand and workmen.

Flooring:- Flooring of the respective Flat shall be done by the intending purchaser(s) by his/ her/ their own cost and by their own choice able materials and workmen.

Kitchen:- All Kitchen related finishing jobs including materials shall be done/installed by the intending purchaser(s) by his/ her/ their own cost and by their own choice able materials/Brand and workmen.

Windows :- All inside windows shall be done by the intending purchaser(s) by their own choice able materials and workmen.

Electrification :- Inside electrification of his/ her/ their respective flat shall be completed by the intending purchaser(s) by their own cost as well as by installing their own choice able materials/Brand through their choice able workmen.