

Date:

Ref: C/MF/.....

Name:

Address:

Allotment Letter

Sub: Allotment of Flat #..... (..... Bedrooms) in Magnolia Fantasia, at Mouza - Algaria, J. L. No. 5, Dag No. 600,592,594,595,596,597, L.R.Khatian No. 975, under Paschim Khilikapur Panchayat within the local limits of Barasat 1 under Barasat P.S in the District of North 24 Parganas.

Ref: Customer Code # C/MF/..... (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 Fantasia** at Mouza Algaria, District 24 parganas (N) 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if any as mentioned in the said Agreement), failing either of which this Allotment Letter shall automatically stand withdrawn and cancelled and the registration money for booking shall stand forfeited.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 FANTASIA		
PAYMENT PLAN		
Instalment No.	Payment Stage	Percentage
1	On Booking	Rs. 25,000/- + applicable taxes
2	On Sale Agreement (Within 20 days)	20% of Sale Consideration - Rs. 25,000/- (Booking money) + Taxes as applicable
3	On Completion of Foundation/Piling	10% of Sale Consideration + Taxes as applicable
4	On Completion of Ground Floor	10% of Sale Consideration + Taxes as applicable
5	On Completion of 1st Floor	10% of Sale Consideration + Taxes as applicable
6	On Completion of 2nd Floor	10% of Sale Consideration + Taxes as applicable
7	On Completion of 3rd Floor	10% of Sale Consideration + Taxes as applicable
8	On Completion of 4th Floor	10% of Sale Consideration + Taxes as applicable
9	On Completion of Brickwork	10% of Sale Consideration + Taxes as applicable
10	On Completion of flooring	5% of Sale Consideration + Taxes as applicable
11	On Possession	5% of Sale Consideration + 100% of Legal Fees + 100% of Extra Charges + Taxes as applicable
Extras & Deposits:		
1) Transformer/Main Elect. : Rs.45/-per sq. ft of Super Built up Area.		
2) Power backup /Generator: Rs.35/-per sq. ft for Power Back up.		
3) Maintenance Deposit: Free for six months.		
4) Club Membership: Rs.40/-per sq. ft of Super Built up Area.		
5) Legal Charges: 1% of the property value		
6)		
Other terms and conditions :		
i) South east & Garden facing: Rs. 25/- per sq. ft. of Super Built up Area		
ii) WBSEB meter: On actual.		
iii) Registration / Stamp Duty / Taxes: As applicable.		
iv) Holding charges for registration till handover : Rs. 5000/- + applicable taxes per month.		
iv) GST: As applicable & compulsory.		