

Date:-

To,

ALLOTMENT LETTER

Sub: Allotment of Unit No., of type Plot in Residential Plot having plot area of and Saleable Area of ("**Property**") within Renaissance Township, Burdwan, at Mouzas – Goda, Nababhat, Kantrapota, Yousufabad ("**Project**")

Ref: Customer Code –

Dear Sir/Madam,

1. With reference to your Application dated, 2019 for allotment ("**Allotment**") of the Property, we are pleased to inform you that the "Property", details of which are set out in **Schedule A** in the attached '**Annexure**', has been allotted to you on the following terms and conditions.
2. The Sale Price of the Property is Rs./- . The Other Charges & Deposits and Taxes shall be paid as per provisions contained in Agreement for Sale ("**AFS**") and in the manner as mentioned in the agreed Payment Schedule.
3. We are also pleased to inform you that you need to execute the Agreement for Sale ("**AFS**") with us within 30 (thirty) days from the date of your Application, i.e. by ("**Due Date**").
4. For your ready reference we have set out below the activities you need to strictly comply within the Due Date:
 - (i) Sign this Allotment Letter and return the same to us within 15 days from the date of issuance of this Allotment Letter;
 - (ii) Pay the requisite legal expenses including stamp duty charges and registration costs as applicable and payable by the Allottees for the execution and registration of the AFS.
5. The Allotment of the Property shall be governed by the provisions of the Application Form, AFS and this Allotment Letter. The provisions of the AFS shall at all times be read as a part and parcel of this Allotment Letter. The words starting in capital letters shall have the meaning respectively assigned to them in the AFS.
6. The Property shall be deemed to have been provisionally allotted to you only when (i) the duplicate copy of this Allotment Letter duly signed by you is received by us and (ii) the AFS is executed by you as per the above stated timelines. In case you fail to adhere to the above timeline in fulfilling all the conditions mentioned above, you will be deemed to be a defaulter and the Promoter shall issue a notice to you asking to comply with the conditions within 15 (fifteen) days from the date of notice, failing which the Application and this Allotment Letter shall stand automatically cancelled/withdrawn and cancellation/withdrawal charges shall apply as per the agreed Payment Schedule. In case of such cancellation/withdrawal, you shall have to make fresh Application for a Plot (if then available) at the Price then prevailing.
7. The timely payment of all installments and the continued compliance by you of the provisions of the AFS and this Allotment Letter shall be the essence of the Allotment.
8. Further please note you are hereby advised not to make any handwritten alterations on the

ammonia print of the drawings to avoid your application being rejected or not processed by the sanctioning authorities and your proposed building plan is required to be prepared by an empanelled planner under Burdwan Development Authority or a C.O.A. registered architect for applying for Development.

9. The Promoter shall have full rights, powers and authority at all times to do all acts and things which may be considered necessary and expedient by it for the purpose of enforcing the provisions of this Allotment Letter including the provisions of the AFS and other reservations imposed, if any, in respect of the Property hereby provisionally allotted and to recover from you, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way related thereto.
10. Please quote your Customer ID, as set out herein in all your future correspondences with us.
11. The Promoter reserves the right to suitably amend the above terms and conditions of Allotment in case it is deemed necessary in view of any conditions and/or restrictions imposed by the authorities concerned or any change and/or amendment or levy of any applicable laws etc. and you shall be deemed always to have consented to such changes or amendments in the terms and conditions.
12. The allotment of the Property shall be provisional and shall remain so till such time a formal Transfer/Conveyance Deed for transfer of the same is executed and registered in your favour.

We look forward to a meaningful association with you.

Thanking You.

Yours faithfully,

For Shrachi Burdwan Developers Private Limited

I/We hereby accept the above terms and conditions

Sole/First Allottee

Date:

Place:

Joint Allottee

Date:

Place:

Annexure

Schedule A: Details of the Property

Residential Plot-
Unit No.:
Property Type: Plot
Plot Area:
Saleable Area:

Schedule B: Details of the Price

Base Cost Charges Breakup

Charge Name	Amount (INR)
Land Cost	
Corner PLC	
Total Price: -	

Other Charges Breakup

Charge Name	Amount (INR)
External Development Charges	
Documentation Charges	
Infrastructure Equipment Charges	
CGST-	
SGST-	
Maintenance Deposit	
Total: -	

Schedule C: Payment Schedule

In Case of Plots in Magnolia Street and Magnolia Street Avenue 1

Payment Description	Due Date	Amount (INR)
On Booking		
On execution of Agreement		
On First Installment		
On Second Installment		
On Third Installment		
On Notice of Possession		
	Total: -	

In case of Other Plots

Payment Description	Due Date	Amount (INR)
On Booking		
On Notice of Possession		
	Total: -	

Schedule D: Bank Details