

Date: .....

Ref: C/MML/.....

Name:

Address:



Corporate Office :

**DLF GALLERIA**

Suite No. 1101/1107, 11th Floor, Plot No. BG-8

Street No. 124, Action Area-1B, New Town

Rajarhat, Kolkata - 700 156, W.B. India

T : +91 33-4073-4046/47

E : info@magnoliainfrastructure.com

W : www.magnoliarealty.in

### Allotment Letter

**Sub:** Allotment of Flat #..... (..... Bedrooms) in *Magnolia Merlion*, at *R.S./L.R. Dag No. 751, 789, 793, 744, 745, 746, 749, 756, 788, 794, 750, 752, 754, 755, 753, 748, 747, under L. R. Khatian No. 1378, in Mouza – Kalikapur, J. L. No. 40, Touzi No. 10, Police Station – Rajarhat, within the limits of Patharghata Gram Panchayat, Sub-Registration District Bidhannagar (Saltlake City) [now Sub-Registration District Rajarhat], District – North 24 Parganas, Pin – 700135, State – West Bengal*

**Ref:** Customer Code # C/MML/..... (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 Merlion*** at *Mouza Kalikapur, 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if any as mentioned in the said Agreement), failing either of which this Allotment Letter shall automatically stand withdrawn and cancelled and the registration money for booking shall stand forfeited.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

**PAYMENT SCHEDULE OF MERLION**

Installment No.	Payment Stage	Percentage
1	On Booking	Rs. 51,000/-
2	On Sale Agreement (Within 20 days)	20% - Rs. 51,000/- (Booking money) + Taxes as applicable
3	On Completion of Pilling	10% + Taxes as applicable
4	On Completion of Ground Floor Roof Casting	10% + Taxes as applicable
5	On Completion of 1 <sup>st</sup> Floor Roof Casting	10% + Taxes as applicable
6	On Completion of 3 <sup>rd</sup> Floor Roof Casting	5% + Taxes as applicable
7	On Completion of 5 <sup>th</sup> Floor Roof Casting	5% + Taxes as applicable
8	On Completion of 7 <sup>th</sup> Floor Roof Casting	5% + 50% Extra Charges + Taxes as applicable
9	On Completion of 9 <sup>th</sup> Floor Roof Casting	5% + Taxes as applicable
10	On Completion of 11 <sup>th</sup> Floor Roof Casting	5% + Taxes as applicable
11	On Completion of Top Floor Roof Casting	5% + Taxes as applicable
12	On Completion of Brick work	10% + Taxes as applicable
13	On Completion of Flooring	5% + balance 50% Extra Charges + Taxes as applicable
14	On Possession	5% + 100% of legal fees + Taxes as applicable

**Extras & Deposits:**

Extras & Deposits:
1) Transformer/Main Elect. : Rs. 70/- per sq. ft. of Super Built up Area.
2) Power backup /Generator: Rs. 40/- per sq. ft. of Super Built up Area for Standby Power Supply for Diesel Generator.
3) Club Membership : Rs. 40/- per sq. ft. of Super Built up Area
4) Maintenance Charges: 6 Months Maintenance free after Handover
6) Legal & Registry Processing charges: 1% of Property Value
7) Association Formation Charges: Rs. 5/- per sq. ft. of Super Built up Area.

**Other Terms and Conditions:**

- Lock in period: 1(One) year from the date of execution of the Agreement
- WBSEB meter: On actual.
- Registration / Stamp Duty / Taxes: As applicable.
- (GST): As applicable & compulsory.
- Holding charges for Registration after Project handover is Rs. 5000/- per Month.