

Date:

Ref: C/MN3/.....

Name:

Address:

Corporate Office :

DLF GALLERIA

Suite No. 1101, 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 Nakshatra III, at Mouza – Paschim Ichhapur, J. L. No. 29, under Ward No. 34, Barasat Municipality within the local limits of Barasat P.S in the District of North 24 Parganas.

Ref: Customer Code # C/MN3/..... (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 Nakshatra III** at *Mouza* Paschim Ichhapur 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if any as mentioned in the said Agreement), failing either of which this Allotment Letter shall automatically stand withdrawn and cancelled and the registration money for booking shall stand forfeited.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

NAKSHATRA-III		
PAYMENT PLAN		
Installment No.	Payment Stage	Percentage
1	On Booking	10% of Unit Cost + Taxes as applicable
2	On Sale Agreement (Within 20 days)	10% of Unit Cost + Taxes as applicable
3	On Completion of Foundation/Piling	10% of Unit Cost + Taxes as applicable
4	On Completion of Ground Floor Casting	10% of Unit Cost + Taxes as applicable
5	On Completion of 1st Floor Casting	10% of Unit Cost + Taxes as applicable
6	On Completion of 2nd Floor Casting	10% of Unit Cost + Taxes as applicable
7	On Completion of 3rd Floor Casting	10% of Unit Cost + Taxes as applicable
8	On Completion of 4th Floor Casting	10% of Unit Cost + Taxes as applicable
9	On Completion of Brickwork of said unit	10% of Unit Cost + Taxes as applicable
10	On Completion of flooring of said unit	5% of Unit Cost + 50% of Extra Charges & Deposits + Taxes as applicable
11	On Possession	5% of Unit Cost + 50% of Extra Charges & Deposits + Taxes as applicable
Extra Charges & Deposits:		
1) Transformer/Main Elect. : Rs.35/- per sq. ft. on saleable area.		
2) Power backup/Generator: Rs.15/- per sq. ft. on saleable area for Standby Power Supply for Diesel Generator.		
3) Club Membership / Infrastructure Charge: Rs.26/- per sq.ft. on saleable area.		
4) Legal & Documentation Charges: Rs.10/- per sq.ft. on saleable area.		
5) Sinking Fund: Rs.12/- per sq.ft. on saleable area.		
6) Municipal Property Tax (advance): Rs.10/- per sq.ft. on saleable area.		
7) Society Formation Charge: Rs.2/- per sq.ft. on saleable area.		
Other terms and conditions :		
a) Lock in period: 12 months		
b) WBSEB meter: On actual.		
c) Registration / Stamp Duty / Taxes: As applicable.		
d) GST: As applicable & compulsory.		
e) Holding charges for Registration after Project handover is Rs. 5,000/- per month.		