

Ref: C/MME/.....

Name:
Address

Allotment Letter

Sub: Allotment of Flat #..... (..... Bedrooms) in **Magnolia Melody**, at Mouza – Basina, R. S. Dag no. 190, J. L. No. 39, Touzi no. – 37 under L.R. Khatian nos.3189 and 3205 (previous Khatian Nos. 6 and 1264) in the District of North 24 Parganas under Rajarhat Police Station within the limits of the Bishnupur II Gram Panchayet in the State of West Bengal.

Ref: Customer Code # C/MME/..... (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 Melody** at Mouza – Basina, R. S. Dag no. 190, J. L. No. 39, Touzi no. – 37 under **L.R. Khatian nos. 3189 and 3205** (previous Khatian Nos. 6 and 1264) in the District of North 24 Parganas under Rajarhat Police Station within the limits of the Bishnupur II Gram Panchayet in the District of North 24 Parganas, 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if any as mentioned in the said Agreement), failing either of which this Allotment Letter shall automatically stand withdrawn and cancelled and the registration money for booking shall stand forfeited.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 _____

For **Magnolia Infrastructure Development Limited**

(Authorised Signatory)

Enclosed: Payment Plan

PAYMENT PLAN

MAGNOLIA MELODY		
Instalment No.	Payment Stage	Percentage.
1	On Booking	Rs.11,000/-
2	On Sale Agreement	20% - Rs.11,000/- (Booking money) +Taxes as applicable
3	On Completion of Piling/Foundation	10% + Taxes as applicable
4	On Completion of Ground floor	10% + Taxes as applicable
5	On Completion of 1st floor roof casting	10% + Taxes as applicable
6	On Completion of 2nd floor roof casting	10% + Taxes as applicable
7	On Completion of 3rd floor roof casting	10% + Taxes as applicable
8	On Completion of 4th floor roof casting	10% + Taxes as applicable
9	On Completion of Brickwork of said unit	10% + Taxes as applicable
10	On Completion of flooring	5% + Taxes as applicable
11	On Possession and Registration	5% + 100% Legal Fees + 100% Extra Charges + Taxes as applicable
Extras & Deposits :		
1) Utility / Additional Charges / Deposits / Club membership charges: Rs 80/-sq. ft		
3) Legal Fees: Rs. 10,000/-		
Other terms and conditions :		
a) Nomination Charges: Rs 50/sq. ft. after lock in period is over.		
b) WBSEB meter: On actuals.		
c) Registration / Stamp Duty / Taxes: As applicable.		
d) Tax (T) : As applicable & compulsory.		
e) Holding charges for Registration after Project handover is Rs.5,000/- per Month.		