

**PROJECT:** Varada Moana

**SITE ADDRESS :** 100C RAJA S C MULLICK ROAD, BESIDE ANJALI JEWELLERS, KOLKATA - 700047

**WEBSITE:** [www.varadagroup.in](http://www.varadagroup.in)

**ALLOTMENT LETTER**

Date: 03/07/20

To,

Mr. ....

Address : .....

Kolkata - .....

West Bengal, India

TEL: +91.....

Dear Sir/Madam,

**Re: Allotment of apartment no. .... on the ..... floor, in Block ....., in the project “Varada Moana”.**

We refer to your Application Form recorded on ..... (“**Application Form**”) and are pleased to inform you that we have allotted you the Apartment subject to the following terms and conditions:

- (i) All definitions, terms & conditions set out in your Application Form, including payment schedule and all Annexures annexed to it shall be deemed to have been reproduced hereunder and binding on you.
- (ii) The Sale Consideration payable for the Apartment is **Rs. ..../- (Rupees ..... Only)** as set out in the Application Form.
- (iii) The Other Estimated Charges payable for the Apartment is **Rs. .... (Rupees ..... Only)** as set out in the Application Form.
- (iv) We acknowledge the receipt of the 10.0% being part of the Earnest Money as defined in the application form. The balance amount of the Sale Consideration and other amounts shall be paid by you in accordance with the payment schedule as annexed to the Application Form, time being the essence of this transaction.
- (v) Please note that this allotment of the Apartment is subject to you executing/signing and submitting to us the duplicate copy of the duly signed Allotment Letter within

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15 (Fifteen) days of the date hereof. If we do not receive the duly signed Allotment Letter from you within the timelines mentioned herein, then it shall be deemed that you have accepted the allotment of the Apartment/Flat on the terms and conditions as specified in this Allotment Letter.

- (vi) Please note that this allotment is further subject to you paying the requisite stamp duty and registration charges and registering the Agreement for Sale within 30 (Thirty) days from the date hereof, failing which, we are entitled to charge Interest as mutually agreed under the terms of the Application Form. Without prejudice to our right to charge Interest, in the event you fail to come forward for registration of the Agreement for Sale within the timelines stipulated above, we at our sole discretion reserve our right to cancel this Allotment Letter / Application Form and forfeit the amounts as per the terms mentioned in the Application Form.
- (vii) Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Apartment in your favor. A draft of Agreement for Sale has been sent to your email address for your reference. Further, in the event of any contradiction between terms of either of the documents, the terms and conditions embodied in the Agreement for Sale shall prevail.

Thanking You,  
Yours sincerely,

**For Paba Realty India Private Limited.**

Authorized signatory

Encl. herein  
**Annexures I**

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### ANNEXURE I

A	Apartment/Flat No.			
B	Floor	..... floor		
C	Tower / Building / Block	Block		
D	Area (in square meters)	Carpet Area*		
		Exclusive Areas**		
		<b>Total Area*</b>		
E	Covered Car Park Space(s):	0	0	0
		Covered	Open	Tandem

“**Carpet Area**” shall mean net usable floor area of the Apartment/Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Apartment/Flat for exclusive use of the Applicant(s) and exclusive open terrace area appurtenant to the Apartment/Flat for the exclusive use of the Applicant(s), but includes the area covered by the internal partition walls of the Apartment/Flat.

“**Built Up Areas**” shall mean exclusive balcony and/or exclusive open terrace and / or exclusive verandah appurtenant to the net usable floor area of the Apartment/Flat and meant for exclusive use of the Applicant(s).

“**Super Built-Up Area**” shall mean the undivided proportionate area of the complex including all amenities, facilities, Carpet Area and Built-Up Area collectively.