



# NARAYANI CONSTRUCTION

Adisaptagram Station Road, Adconagar, Hooghly

Mob : 9831135806 / 9330985841

E-mail ID : narayaniconstruction2022@gmail.com

Ref. No. ....

Date : .....

## ALLOTMENT LETTER

Date: 15.03.2024

To,  
**Mr.** .....  
**Mrs.** .....

Address:

Sub: Allotment of Apartment No \_\_\_\_\_ on Floor and car parking space No. " / / ", on Ground Floor in the project known as "VAISHNAVI" situated at Mouza – Bara Khejuria, J.L.No. 49, R.S & L.R Dag No. 43/375. L.R.Khatian No. 642,779 & Mouza – Trishbigha, J.L.No. 50, R.S & L.R Dag No. 148(P). L.R.Khatian No. 782, P.S: Mogra, Under Saptagram Gram Panchayet, Dist: Hooghly, West Bengal.

Dear Sir,

We hereby allot you Apartment No. \_\_\_\_\_ on \_\_\_\_\_ **floor** & Car Parking Space No CP/ /  on Ground Floor (hereinafter referred to as the Apartment in our proposed building being constructed known as "VAISHNAVI" situated at Mouza – Bara Khejuria, J.L.No. 49, R.S & L.R Dag No. 43/375. L.R.Khatian No. 642,779 & Mouza – Trishbigha, J.L.No. 50, R.S & L.R Dag No. 148(P). L.R.Khatian No. 782, P.S: Mogra, Under Saptagram Gram Panchayet, Dist: Hooghly, West Bengal. for the total consideration of Rs. ..../- (Rupees ..... Only) as basic Plus G.S.T. @1% amounting to Rs. ..../- (Rupees ..... Only) totaling to **Rs. ..../- (Rupees ..... Only).**

We have received a sum of **Rs. ..../- (Rupees ..... Only)** including **G.S.T. @1%** as earnest money vide Cheque No. ...., Dt. .... / ... / 24, from ..... Bank, ..... branch in respect of the above referred apartment.

Our Project is registered as per the then applicable provisions under the provisions



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of The Real Estate (Regulation And Development) Act, 2016 with the West Bengal Real Estate Regulatory Authority at ..... on..... Under Registration No. ....

This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale on terms and conditions, which may contain therein. You undertake to comply with any necessary compliances which is prescribed under The Real Estate (Regulation And Development) Act, 2016 (RERA) and execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the Apartment shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

## Terms and Conditions:

1. All the terms and conditions mentioned in the Draft Agreement to sale document is personally shown to the allottee are applicable to this letter of allotment.
2. Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Consideration Value shown in the Table as per Annexure - A attached herewith.
3. The Society formation and Other Charges as specified in Annexure "B" hereto together shall be paid by the allottee at appropriate time
4. The allottee shall not transfer resale this unit without prior consent of promoter till the document agreement to sale is registered.
5. In the event the allottee fails to make payment after booking the unit till the registration of the agreement to sale, the liquidated damages of 10% on the



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amount paid shall be recovered and the rest amount will be refunded with no interest.

6. All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
7. This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Chinsurah alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment.

Kindly confirm the above arrangement by signing the allotment letter.

Thanking you,

Yours faithfully

We confirm and accept

1

NARAYANI CONSTRUCTION  
*Gailem Ghosh.*  
Partner

NARAYANI CONSTRUCTION  
*Koushik Adhikary.*  
Partner

2

NARAYANI CONSTRUCTION  
*Mangu Saha*  
Partner

NARAYANI CONSTRUCTION  
*Barnali Saha*  
Partner



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## ANNEXURE A

The Payment Plan is as follows:

Flats

Down Payment (Booking / Agreement) upto 20%	Rs. ....
Next 20 % on Completion of Plinth Ground level	Rs. ....
Next 20 % on Completion of 1 <sup>st</sup> floor slab	Rs. ....
Next 10 % on Completion of 2 <sup>nd</sup> floor slab	Rs. ....
Next 7.5 % on Completion of top slab	Rs. ....
Next 10 % on Brick Work/Plaster/	Rs. ....
Next 7.5 % on Flooring/ Plumbing	Rs. ....
Balance before 7 Days of Possession	Rs. ....
<b>Total</b>	<b>Rs. ....</b>

Bank Details are as under.

Account Name	NARAYANI CONSTRUCTION
Account Number	41854165976
Bank	STATE BANK OF INDIA
Branch	BANSBERIA
IFSC Code	SBIN0005919

## ANNEXURE B

### SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess for one year

- a) Corporation /Taxes
- b) Water Charges
- c) Electricity Charges



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## II) Deposits

a) Electrical Meter

b) Water Meter

## III) Expenses /Outgoing

a) Society Registration Charges

## IV) Any other charges

a) One-year Building Maintenance Charges

b) Legal Charges of Rs. 5000.00

c) Infrastructure development charges

d) Corpus fund of Rs. 10,000.