



BARASAT REAL ESTATES
PROJECTS PVT LTD

DEVELOPER:

REGN :

DATE :

BARASAT REAL ESTATES PROJECTS PRIVATE LIMITED

Project Office: Arch Water Front, F - 4, 8th Floor, GP Block, Sector - V, Kolkata - 700091

Phone: 033-2213-7052, 93392 33331, Mobile : 98309 11111/2/ 3

E-mail: barasatrealestates@gmail.com Website: www.barasatestates.com

CERTIFICATE OF ALLOTMENT

Terms and Conditions mentioned overleaf and details mentioned below:

Name : _____

Joint Applicants Name : _____

Nominee : _____

Address : _____

Religion : _____ Occupation : _____

Registration no. : _____

Apartment Size : _____ Rooms : _____ Sq. Ft. Super Built-up area,

Flat No. _____ and Carpet Area : _____ Sq. Ft.

On _____ Floor, Possession of Flat expected within _____. Total price of
Rs. _____ out of which Rs. 25,000/- paid on Application. Balance
amount to be paid is Rs. _____.

Signature of Allottee

Signature of 2nd Allottee

Director

Terms and Conditions of Allotment

1. The allotment of this proposed Apartment is subject to the terms and condition mentioned in our standard draft of Sale Agreement and the same to be executed within 30 days from the date hereof. It may please be noted that as per RERA ACT, the said Sale Agreement is to be Registered and you are required to make payment of requisite Stamp Duty and incidental charges for the said Registration, without any delay once the same being demanded.
2. **THIS ALLOTMENT** is subject to the fulfilment of the terms and conditions as mentioned herein.
3. In any case for whatever reason if, the Allotment is cancelled the taxes, levies, cess, GST, interest amounts (if any) paid by the Allottee(s) and such other amounts shall not be refunded and no interest shall be payable on these amounts. In such a scenario, the allotment of the Unit shall stand cancelled.
4. The Applicant may take loan from the list of our approved project Bank's /Financial institutions as easy and hassle free. In the event the Applicant/s opted for another bank or financial institution for availing a loan, causes any delay by such Bank/ Financial Institution in making the payment as per the payment schedule shall attract interest as per applicable law from the date such amounts fall due till realization of payments by the Developer Company.
5. In any case the Allottee/s shall not claimed possession of the flat after payment of booking money or allotment money until & unless the Allottee/s paid the full and final price of the Apartment as per payment schedule agreed with other charges. In case if the Allotment is not cancelled by the Developer Company despite of failure of making payment (one or two instalments) as per payment schedule as agreed in that case Allottee/s Allotment of Apartment shall be changed and shifted. The Allottee/s can't claim of his/her previous allotment in any manner whatsoever.
6. The Time of payment of instalments is this essence of Allotment and any delay of payment of instalments gives prerogative right upon the Developer Company to consider as willfull latches on the part of the allottee and cancel the booking of the Apartment without any notice. If the unit is not to be cancelled in particular case the Allottee's written request may be consider subject to payment of interest of 18% from the date such amounts fall due till realization of payments.
7. After cancellation, the Developer/Company shall be entitled to deduct 20% of the total price of the Apartment as administrative cost & misc. expenses by way of agreed liquidated damages and rest amount shall be refunded to the Allottee /s without any interest and thereby releasing both parties from liability.
8. All correspondences will be made with the allottee/s at the address mentioned in their application form. Changed of address should be notified to the Developer Company immediately.

9. The occupant of the unit will also be liable to pay Municipal tax/Panchayat tax for the apartment after possession.

10. If the allotment of Apartment is obtained by misrepresentation or fraud the allotment shall be liable to be cancelled and the allottee shall not be liable to claim any compensation.

11. The intending allottee agrees that the allotment of the Apartment is subject to the force majeure clause.

12. The Allottee/s shall comply with the decisions of the Association (as and when formed) taken from time to time) and for the duration to pay monthly subscription/ common expenses (as CAM charges) as per rate prevailing in the project to the Developer Company for a period of 18 months from the date of possession and or registration irrespective of his/her/their residing in the apartment or Kept vacant.

13. Guarding charges is Rs.2,500/- per month, in case where possession is given but delay in taking possession.

14. It is obligatory on the part of the Allottee/s to register the flat/Apartment in his/her name after making full and final consideration of the flat and shall required to pay stamp duty, registration fees/charges as may be assessed by the Registering Authorities at the time of registration of Agreement for sale and Deed of Conveyance and legal charges to the Promoter/ Developer, at once.

15. Within 24 months from the date of handover of the Apartment it is the responsibility of Allottee/s/Owner/s to form a Flat Ownership Association for collecting maintenance for maintenance of the common areas and amenities and Developer Company shall cooperate in every manner in formation of Association. Thereafter the Promoter /Developer shall not be held responsible for any reminder, claim and demand in any manner whatsoever.

16. The Allottee/s/Owner/s after taking possession and or registration of the Apartment shall be deemed to be considered the Apartment is a heritable one and fit for habitation and no claim or grievance shall be entertained by the Developer /Company.

17. On your signing of the Agreement for Sale, the Application Form and Allotment Certificate would be read together.

18. Parties hereby confirm that they are signing this Allotment certificate with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project.

19. The courts Kolkata alone shall have exclusive jurisdiction over all matters in dispute.

20. In case of name transfer apart of blood relation 3% of current value will be levied.

PAYMENT SCHEDULE FOR UNDER CONSTRUCTION APARTMENT
(GST is applicable as per Govt. rate)

On Booking (Non Refundable)	Rs. 25000 /-
Within 30 days of Confirmation	10% of sale price
On Start of Excavation	10% of sale price
On Completion of Ground Floor Plinth	10% of sale price
On Completion of Ground Floor Roof Slab	10% of sale price
On Completion of 1st Floor Roof Slab	10% of sale price
On Completion of 2nd Floor Roof Slab	10% of sale price
On Completion of 3rd Floor Roof Slab	10% of sale price
On Completion of 4th Floor Roof Slab	10% of sale price
On Completion of Brick work of flat	10% of sale price
On Completion of Electrical wiring	5% of sale price
On Completion and intimation of possession	Balance Payment

Accepted

Accepted

For Barasat Real Estates
Projects Pvt Ltd

Signature of Allottee

Signature of 2nd Allottee

Director