



MANDAL CONSTRUCTION

Prop : Swapan Mandal

Contact : 9748900550



Office address : Maheshpur More, P.O- Sugandha, P.S- Polba, West Bengal - 712102

ALLOTMENT LETTER

Date: 28.02.2025

To,
Mr.
Mrs.

Address:

Sub: Allotment of Apartment No_____on_____Floor in the project known as “RAJ BARI” situated at Mouza - Chatra, J.L.-10, R.S DAG NO- 4035,4037, 4038, 4038/4195, 4129, 4036, 4032, 4029, 4033 and 4034 &, L.R DAG NO: 2763, 2767, 2766, 2749, 2764, 2757, 2758, 2761, 2762 and 2765, LR KHATIAN NO- 15669, 6671 AND 779/5, Holding No. 8(244), G.T. Road (West), Ward No. 05 under Baidyabati Municipality, PS: Serampore, Dist: Hooghly, West Bengal.

Dear Sir,

We hereby allot you Apartment No. _____on_____floor (hereinafter referred to as the Apartment) in our proposed building being constructed known as “RAJ BARI” situated at Mouza - Chatra, J.L.-10, R.S DAG NO- 4035,4037, 4038, 4038/4195, 4129, 4036, 4032, 4029, 4033 and 4034 &, L.R DAG NO: 2763, 2767, 2766, 2749, 2764, 2757, 2758, 2761, 2762 and 2765, LR KHATIAN NO- 15669, 6671 AND 779/5, Holding No. 8(244), G.T. Road (West), Ward No. 05 under Baidyabati Municipality, PS: Serampore, Dist: Hooghly, West Bengal, for the total consideration of Rs./- (Rupees Only) as basic Plus G.S.T. @1%

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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./.../25, fromBank, branch in respect of the above referred apartment.

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

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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 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 Chandannagar alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment.

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Kindly confirm the above arrangement by signing the allotment letter.

Thanking you,

Yours faithfully

We confirm and accept

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ANNEXURE A

The Payment Plan is as follows: Flats

Down Payment (Booking / Agreement) upto 10%	Rs.
Next 20 % on Completion of Plinth Ground level	Rs.
Next 20 % on Completion of 1 st floor slab	Rs.
Next 20 % on Completion of 2 nd 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.
Total	Rs.

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Bank Details are as under:

Account Name	SWAPAN MANDAL
Account Number	40653315657
Bank	STATE BANK OF INDIA
Branch	AKHANBAZAR, CHINSURAH
IFSC Code	SBIN0000056

ANNEXURE B

SOCIETY REGISTRATION AND OTHER ACTUAL CHARGES

I) Charges/Taxes/Cess for one year

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

II) Deposits

- a) Electrical Meter
- b) Water Meter

III) Expenses /Outgoing

- a) Society Registration Charges
- b) Any other charges
- c) One-year Building Maintenance Charges
- d) Legal Charges of Rs.
- e) Infrastructure development charges
- f) Corpus fund of Rs.

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