

MKT/ _____

Date : _____

To

Mr. /Ms. _____

JTY : Mr. /Ms. _____

Sub: Allotment of Apartment No. _____ having Carpet Area
_____ Square Feet (equivalent to _____ Square Feet
of built up area) in the Project named “_____” to be
constructed _____ at

_____ (WBREERA Registration Number _____)

Dear Sir / Madam,

In furtherance to your application being Application No. [●] dated
[●] pertaining to booking of an apartment at our project named
“_____” at _____, West Bengal - _____, we are
pleased to allot the Apartment No. _____ Block _____ (“**Building**”) having
carpet area of _____ square feet more or less, equivalent to built up area of
_____ square feet more or less, with an exclusive balcony adjoining the
apartment containing by measurement an area of _____ square feet and agreed
chargeable area of _____ square feet more less, on the _____ floor in Block
No. ____ TOGETHER WITH the undivided and impartible share in the land beneath
the Building AND TOGETHER WITH the right to exclusive use of the Mahua-
Madhabi Cluster Common Areas, Amenities and Facilities AND TOGETHER WITH the
right to enjoy the Saanvi Common Areas, Amenities and Facilities (the “said
Apartment”) :

You have agreed to pay the Total Price in terms of the payment schedule agreed upon by yourself. The details of Total Price payable by you for the aforesaid Apartment is as follows :

- (i) The composite price for the said Apartment based on carpet area is Rs. [•]/- (Rupees [•]only) (“**Unit Price**”), a sum of Rs. [•]/- (Rupees [•] only) towards Extra Charges (“**Extra Charges**”), and applicable Goods and Service Tax amounting to Rs. [•]/- (“**GST**”) (hereinafter collectively referred to as “**Total Price**”).

(A) Extra Charges:	Amount (Rs.)
Legal Documentation Charges	
Association formation Charges	
Registration Charges	

In addition to the aforesaid Total Price, the following Deposits and Charges shall be paid to the Promoter as per the Payment Plan as contained herein:

- (a) Stamp Duty/Registration Charges/commission charges and other incidental expenses in this regard for stamping, registration and commission;
- (b) Interest Free Sinking Fund amounting to Rs. [•]/- (Rupees [•] only).
- (c) Interest Free common area maintenance charges for 24 months @ Rs. [•]/- per sq. ft of the Agreed Chargeable Area of the Apartment amounting to Rs. [•]/-

It may be noted that in addition to above you shall be further liable to pay the required Stamp Duty and Registration Charges as may be assessed by the Registering Authorities at the time of registration of the Agreement for Sale and the Deed of Conveyance. It may further be noted that failure and/or neglect on your part to register the Agreement for Sale within 30 days of being called upon to do so, shall tantamount to a breach of the understanding and your allotment shall be liable to be cancelled and/or terminated. In the event of such cancellation and/or termination of the allotment, all amounts paid by you save and except the applicable taxes, shall be refunded to you and on and from such date of cancellation, you shall cease to have any right and/or claim over the said Apartment.

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

This allotment will not create any transfer / assignment in your favour or an agreement to do the same and this allotment is subject to terms and conditions of the Agreement for Sale to be executed between us and further payment as per agreed schedule.

Simultaneous to the execution of the Agreement for Sale, you shall also be required to execute a Power of Attorney authorizing us to represent you as your constituted attorney in order to enable the formation of the Association of all the allottees in the Project in accordance with the provisions of the West Bengal Apartment Ownership Act, 1972.

Please confirm your acceptance of this offer of allotment by signing on a duplicate of this letter. Acceptance shall not be subject to any conditions whatsoever and conditions (if any) in an acceptance will stand rejected.

Please send / transfer your remittance(s) by Pay Order / Demand Draft / RTGS / NEFT / Cheque in favour of Bengal DCL Housing Development Company Limited payable at Kolkata

Kindly quote your Apartment No. _____ in all correspondence.

We assure you our best services at all times.

Thanking you,

Yours faithfully,

For Bengal DCL Housing Development Company Limited.

(Authorised Signatory)

Enclosed :

1. Payment Schedule
2. Agreement for Sale