

MANI REALTY PROJECTS PVT LTD

ALLOTMENT LETTER FOR FLAT

Promoter name: MANI REALTY PROJECTS PVT LTD
Promoter address: 9-IT Chambers, 164/1 Maniktala Main Road, Kolkata-700054
Project name: ANANTMANI
Project address: P 1/3 CIT Road, Scheme VII M, Kolkata 700054
RERA Registration No.: Applied for
Allottee name: _____
Allottee address: _____
Allottee mobile no.: _____
Allottee e-mail id: _____

Dear Sir/Madam,

I, Mr. Srikant Jhunjunwala, Authorised representative of Mani Realty Projects Pvt Ltd. is pleased to allot you the Flat/Unit/Apartment No: of Block No: in Project "Anantmani" situated at Premises No. P 1/3 Cit Road, Scheme VILL M, Kolkata 700054.

Nature of Document:

1. Whereas the Promoter has the legal right vide Development Agreement dated 10.09.2021, registered with ADSR Sealdah, being No. 160603531 for the year 2021. The project named as "**Anantmani**" has the valid permission from the KMDA, which is the competent Authority for approval of Plans, vide Building Permit No. 2012030110 dated 23.03.2013 together with Building Permit No. _2023030053 dated 13.10.2023 to an extent of 5.93 acres of site area, herein after referred to as the "Project" which is registered with **West Bengal Real Estate Regulatory Authority** vide registered Number dt:.....
2. Whereas the Allottee has approached the Promoter to allot **Flat/Unit/Apartment** in the project after having examined the title and required sanctions/permissions approvals and also having satisfied with the

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right/title/authority of the promoter to convey the **Flat/Unit/Apartment** in the Project.

3. The promoter and Allottee have come to a conclusion about the sale price and the promoter agreed to allot the **Flat/Unit/Apartment**. Thereof this Letter of Allotment is issued by the Promoter to Allottee, with the following terms and conditions:

(i) The Allottee has paid the Booking amount of Rs to the Promoter vide Cheque / DD / transaction id:

(ii) The Allottee shall enter in to Registered Agreement for Sub-lease before paying the 20% of total cost (Including the Booking Amount) of unit/ Flat/ Apartment.

(iii) The Allottee is bound by all terms and conditions of the Registered Sale Agreement, which will be executed by the promoter on fulfilment of the conditions of this Allotment Letter in due course of time:-

Stage of Development Work and Completion of Unit	Percentage of the Basic Sale Consideration (%)	Instalment Amount in Rupees (₹)	Period within which the instalment to be paid by the allottee
On Booking	10% of the Consideration (including Initial Token Amount, if any)		
On or before execution of Registered Agreement for Sub-lease	10% of the Consideration		
On completion of Ground floor roof	10% of the Consideration		
On completion of 3 rd floor roof	10% of the Consideration		
On completion of 9 th floor roof	10% of the Consideration		
On completion of 16 th floor roof	10% of the Consideration		
On completion of 23 rd floor roof	10% of the Consideration		
On completion of ultimate floor roof	10% of the Consideration		
On installation of lifts	10% of the Consideration		

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On possession	10% of the Consideration		
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4. In Addition to the sale consideration, as mentioned above, the Allottee shall bear the Stamp Duty and Registration charges of the Sale Agreement and also Conveyance/Sale Deed to be executed by the promoter in respect of the Schedule Flat/ /Unit/Apartment. Further, the Allottee shall bear taxes payable to State and Central Government, if any.

5. All payments to be made in favour of **M/s. MANI REALTY PROJECTS PVT LTD ESCROW ACCOUNT**, payable at all branches of ICICI Bank Ltd in India.

Bank Name (separate RERA A/c): ICICI Bank Ltd

A/c No: 000605038515

Branch Name: R.N. Mukherjee Road

IFSC Code: ICIC0000006

Declaration by Allottee:

I / we have read and understood the Agreement for Sub-lease prepared as per the RERA norms by the Promoter and hereby give my consent to abide and be bound by all the terms and conditions. I / we shall be entitled to an Agreement for Sub-lease from the Promoter on payment of the Amounts / instalments payable as per agreed terms.

Signature of Allottee

Date: _____

Promoter / Authorized Signatory

Date: _____