

RADIANT DEVELOPERS

ALLOTMENT LETTER FOR FLAT/ UNIT/ APARTMENT:

Promoter Name & Address : RADIANT DEVELOPERS
1st Floor, Metro Heights, 2nd Mile, Sevoke Road,
P.S. Bhaktinagar, Dist. Jalpaiguri, Siliguri 734001

Allottee Name & Address : Mr. /Ms.
.....

Allottee Mobile number & mail id :

Dear Sir/Madam

I / We (RADIANT DEVELOPERS) are pleased to allot you the Flat/Unit/Apartment No:..... of Block No: of PLATINA project located at Near IMPAL, Dasrath Pally, Bhanu Nagar, Sevoke Road, Siliguri Village / City, Jalpaiguri District, Pin code 734001.

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development agreement/ Registered ownership of the project named as “**PLATINA**” which has the valid permission from the Siliguri Municipal Corporation which is the competent Authority for approval of Plans vide B.P. no: 0109161207900166, herein after referred to as the “Project” which was registered with The Real Estate (Regulation and Development) Act, 2016 vide registered Number **WBRERA/P/JAL/2023/000116 dt: 08.05.2023.**
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 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 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



99335 68687

info@megadeveloper.in



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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 sale before paying the
10% of total cost (Including the Booking Amount) of unit/ Flat/ Apartment.

ii) The Allottee shall enter in to Registered Agreement for sale before paying the
10% 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 fulfillment of the conditions of
this Allotment Letter in due course of time.

a. 10 % on completion of Foundation.

b. 12.5 % on completion of Roof casting of Ground Floor.

c. 12.5 % on completion of Roof casting of First Floor.

d. 12.5 % on completion of Roof casting of Second Floor.

e. 12.5 % on completion of Roof casting of Third Floor.

f. 12.5 % on completion of Roof casting of Fourth Floor.

g. 12.5 % on completion of Roof casting of Fifth Floor.

h. 5 % at the time of Handover or Registration of the Flat/ Unit/ Apartment.

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. Radiant Developers, payable at
Siliguri City / Jalpaiguri District .



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Bank Name (separate RERA A/c) :

A/c No:

Branch Name:

IFSC Code:

Declaration by Allottee :

I / we have read and understood the Agreement of sale prepared by the Promoter as per the standard format specified in The Real Estate (Regulation and Development) Act, 2016 and hereby give my consent to abide and be bound by all the terms and conditions. I / we shall be entitled to an agreement of sale from the Promoter on payment of the Amounts / installments payable as per agreed terms.

Signature of Allottee

Promoter / Authorized Signatory

Date:

Date:



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