

## ALLOTMENT LETTER FOR FLAT/ UNIT/ APARTMENT:

Promoter Name & Address : .....

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

.....

Allottee Mobile number & mail id : .....

Dear Sir/Madam

We **GOLDEN CONSTRUCTIONS** are pleased to allot you the Flat/Unit/Apartment No:..... of Block No: ..... of **GOLDEN ARCADE** project located at Panchanan Sarani Road, .....District, Pin code.....

### Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through development agreement dated 05.09.2023 registered at the office of the Additional District Sub Registrar in Book No-I Volume No 0711-2023 Pages from 134883 to 134914 bearing No 071106531 for the year 2023 in respect of the project named as "GOILDEN ARCADE" which has the valid permission from The Additional Executive Officer, Jalpaiguri Zilla Parishad which is the competent Authority for approval of Plans vide B.P.no/approval dated 05.04.2023 bearing No.HE5R17F87; The plan was approved by District Engineer, Zilla Parishad on 27.07.2023. in RS Plot No. 396/837(Three Nine Six by Eight Three Seven),Corresponding L R Plot No. 258(Two Five Eight) appertaining to RS Khatian No.655(Six Five Five),Corresponding to L R Khatian No. 870(Eight Seven Zero) & 871(Eight Seven One), RS Sheet No.11(One One), Corresponding LR Sheet No. 110(One One Zero),J.L. No.2(Two), Mouza-Dabgram, Pargana- Baikunthapur, P.S. Bhaktinagar, ADSRO-Bhaktinagar, Block & BLLRO- Rajganj, under Dabgram-II Gram Panchayet, District- Jalpaiguri in the state of West Bengal to an extent of 1138.694 sq.mts. of site area, hereinafter referred to as the "Project" which was registered with WB RERA 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 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

1. The Allottee has paid the Booking amount of Rs..... to the Promoter vide Cheque / DD / transaction id:.....

2. 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.

3. 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. The payment plan is as per follows:-

Instalment	Event/Due on	Amount
1 <sup>st</sup> Instalment	Within 30 Days of Booking	10% of Total value (less Booking Amount)
2 <sup>nd</sup> Instalment	Completion of First Roof Casting	20% of Total value
3 <sup>rd</sup> Instalment	Completion of Third Roof Casting	15% of Total value
4 <sup>th</sup> Instalment	Completion of Fifth Roof Casting	15% of Total value
5 <sup>th</sup> Instalment	Completion of Brick Work	25% of Total value
6 <sup>th</sup> Instalment	Completion of Flooring	10% of Total value
7 <sup>th</sup> Instalment	Ready for Possession	5% of Total value

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.**GOLDEN CONSTRUCTIONS**, payable at Siliguri .

**Bank Name (separate RERA A/c) : HDFC Bank Ltd.**

**A/c No: 50200050577840**

**Branch Name: Pani Tanki More, Sevoke Road, Siliguri-734001**

**IFSC Code: HDFC 0000151**

**Declaration by Allottee :**

I / we have read and understood the Agreement of sale prepared by the Promoter as per the standard format specified in Andhra Pradesh Real Estate (Regulation and Development) Rules-2017 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 / instalments payable as per agreed terms.

Signature of Allottee

Promoter / Authorized Signatory

Date:

Date: