

R. P. WAREHOUSE & TEA INDUSTRIES LIMITED

Third Mile, Sevoke Road, Dist. Jalpaiguri, Siliguri 734008
Email: info@urbanpalms.in, Contact: 9435222131 / 9832020648

ALLOTMENT LETTER FOR FLAT/ UNIT/ APARTMENT:

Promoter Name & Address : R. P. WAREHOUSE & TEA INDUSTRIES LIMITED
Third Mile, Sevoke Road, Dist. Jalpaiguri, Siliguri
734008

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

Allottee Mobile number & mail id :

Dear Sir/Madam

I / We (R. P. Warehouse & Tea Industries Limited) are pleased to allot you the Flat/Unit/Apartment No:..... of Block No: of URBAN PALMS PHASE – I project located at Third Mile, Sevoke Road, Siliguri Village / City, Jalpaiguri District, Pin code 734008.

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 “**URBAN PALMS PHASE - I**” which has the valid permission from the Siliguri Municipal Corporation which is the competent Authority for approval of Plans vide B.P. no: 0109146217900079 Dt: 24.06.2021, herein after referred to as the “Project” which was registered with The Real Estate (Regulation and Development) Act, 2016 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:

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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 fulfillment of the conditions of this Allotment Letter in due course of time.
 - a. 10 % on completion of foundation of respective block.
 - b. 10 % at the time of Fourth floor roof casting of respective block.
 - c. 10 % at the time of Eighth floor roof casting of respective block.
 - d. 10 % at the time of Twelfth floor roof casting of respective block.
 - e. 10 % at the time of Sixteenth floor roof casting of respective block.
 - f. 10 % at the time of brickwork of respective block & flat.
 - g. 10 % at the time of building exterior plaster.
 - h. 10 % at the time of fittings and fixtures of respective flat.
 - e. 10 % at the time of registration or possession 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. R. P. Warehouse & Tea Industries Limited, payable at Siliguri / Jalpaiguri City / 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.

R.P. WAREHOUSE & TEA INDUSTRIES LTD.



DIRECTOR

Signature of Allottee

Promoter / Authorized Signatory

Date:

Date: