

DARBESH PROJECTS PRIVATE LIMITED - ENGINEERS : BUILDERS

ALLOTMENT LETTER FOR FLAT/ UNIT/ APARTMENT:

Promoter Name & Address : Darbesh Project Private Limited, Bijaydeep Building, 2nd Floor, Room No. D/7 & 8, 41, Sevoke Road, Siliguri, Dist: Darjeeling (W.B) - 734001

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

.....

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

Dear Sir/Madam

I/We(.....)are pleased to allot you the Flat/Unit/Apartment No:..... of Block No: ofproject located at.....Village / City,.....District, Pincode.....

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 "G+5." which has the valid permission from the Naxalbari Panchayat Samity which is the competent Authority for approval of Plans vide B.P. no: 321/NPS/Planning dated 31.08.2021, 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

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

Bijaydeep Building, 2nd Floor, Room Nos. D/7 & 8, 41, Sevoke Road, Siliguri,
Dist : Darjeeling (W.B.) – 734 001
Ph – 9434019960
e-mail : rpschowdhury@gmail.com

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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.
 - a. ___% on completion of
 - b. ___% on completion of
 - c. ___% on completion of
 - d. ___% on completion ofof the Flat/Unit/ Apartment.
 - e. ___% at the time of Handover 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. _____, payable at City / District .

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 / instalments payable as per agreed terms.

Darbesh Projects/Pvt. Ltd.

Signature of Allottee
Signatory

Promoter / Authorized

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