



JANKIRAM HIRISE PRIVATE LIMITED

CIN: U70102WB2012PTC188637



ALLOTMENT LETTER FOR FLAT/SHOP/APARTMENT:

Promoter Name & Address : JANKIRAM HIRISE PRIVATE LIMITED

1st Floor, Metro Heights, 2nd Mile,
Sevoke Road, Siliguri, Dist. Jalpaiguri

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

Allottee Mobile number :
& mail id

Dear Sir / Madam,

I/We (Jankiram Hirise Private Limited) are pleased to allot you the Flat / Unit / Apartment No: of Block No: of KRISHNA ENCLAVE project located at Shastri Nagar, Bankim Nagar Road, Besides Prestige Enclave, Ward No. 41, 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 **“KRISHNA ENCLAVE”** Which has the valid permission from the Siliguri Municipal Corporation which is the competent Authority for approval of Plans vide B. P. no: **SWS-OBPAS/0104/2023/2962, Dt: 25.09.2024**, here in 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/Shop/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/Shop/Apartment in the Project.



megadevelopers.slg@gmail.com



+91 70765-33055 / +91081670-50707



1st Floor, Metro Heights (Back Side),
2nd Mile, Sevoke Road, Siliguri 734001



JANKIRAM HIRISE PRIVATE LIMITED

CIN: U70102WB2012PTC188637



3. The promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Flat/Unit/Shop/Apartment. There of 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 Cheques/DD/transaction id:.....
- ii. The Allottee shall enter into 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 of respective block
 - b. **10%** at the time of Ground floor roof casting of respective block
 - c. **10%** the time of 1st floor roof casting of respective block.
 - d. **10%** the time of 2nd floor roof casting of respective block
 - e. **10%** the time of 3rd floor roof casting of respective block
 - f. **20%** the time of brickwork of respective block & flat
 - g. **20%** at the time of registration

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/Shop/Apartment. Further, the Allottee shall bear taxes payable to State and Central Government, if any.



megadevelopers.slg@gmail.com



+91 70765-33055 / +91081670-50707



1st Floor, Metro Heights (Back Side),
2nd Mile, Sevoke Road, Siliguri 734001



JANKIRAM HIRISE PRIVATE LIMITED

CIN: U70102WB2012PTC188637



5. All payments to be made in favour of M/s **Jankiram Hirise Private Limited**, payable at **Siliguri** City / **Jalpaiguri** 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/installments payable as per agreed terms.

Signature of Allottee

Date:

JANKIRAM HIRISE PRIVATE LIMITED

DIRECTOR

Promoter/Authorized Signatory

Date: 08.01.2024



megadevelopers.slg@gmail.com



+91 70765-33055 / +91081670-50707



1st Floor, Metro Heights (Back Side),
2nd Mile, Sevoke Road, Siliguri 734001