

KANCHANJUNGA BUILDERS LLP

ALLOTMENT LETTER

Flat / Shop / Unit

Date: _____

Ref No: _____

To,

Mr. / Ms. _____

Mobile: _____

Email: _____

- 1. Subject: Allotment of Flat / Shop / Apartment No. _____, _____ Floor, Block _____ along with parking space _____ at DAGA HEIGHTS, Ukilpara, Ward No. 17, Jalpaiguri, P.O. & District Jalpaiguri, P.S. Kotwali, PIN 735101.**

We, KANCHANJUNGA BUILDERS LLP, are delighted to inform you that you have been hereby allotted to Flat / Shop / Apartment No. _____ having total Super Built-up area approximately _____ sq.ft, total Built-up area approximately _____ sq.ft & total Carpet area approximately _____ sq.ft on the _____ Floor in Block No. _____ ("Building") along with _____ Car parking as permissible under the applicable law and of pro rata share in the common area (hereinafter referred to as the "Apartment") in our project namely "**DAGA HEIGHTS**", situated at Ukilpara, Ward No. 17, Jalpaiguri, P.O. & District Jalpaiguri, P.S. Kotwali, PIN 735101.

Nature of Document:

2. Whereas the Promoter has developed the site which has the legal right through development agreement/registered ownership of the project named as "**DAGA HEIGHTS**" Which has the valid permission from the Jalpaiguri Municipality which is the competent Authority for approval of Plans vide **Building Permit no. SWS-OBPAS/0502/2025/0385, dt 09.02.2026** here in after referred to as the "Project" which was registered with The Real Estate (Regulation and Development) Act, 2016 vide registered Number _____
dt: _____.

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3. Whereas the Allottee has approached the Promoter to allot _____ Flat/Shop/ unit 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/Shop/Unit in the Project
4. The promoter and Allottee have come to a conclusion about the sale price and promoter agreed to allot the Flat / Unit / Unit. 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 ₹ _____/- 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 or advance) of Flat/Shop/Unit.
 - 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% Advance**
 - b. **20%**After registration of the agreement - on the foundation.
 - c. **5%** at the time of 1st floor roof casting.
 - d. **5%** the time of 4th floor roof casting.
 - e. **5%** the time of 7th floor roof casting.
 - f. **5%** the time of last floor roof casting.
 - g. **15%** the time of brickwork of respective flat/Shop/Unit.
 - h. **15%** the time of Plaster work of respective flat/Shop/Unit.
 - i. **15%** at the time of Tiles work of respective flat/Shop/Unit.
 - j. **5%** at the time of handover of respective flat/Shop/Unit.
5. 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 / Shop / Unit. Further, the Allottee shall bear taxes payable to State and Central Government, if any.
6. All payments to be made in favour of M/s Kanchanjunga Builders LLP, payable at Jalpaiguri City / Jalpaiguri District

Bank Name (separate RERA A/c) :

A/c No :

Branch Name :

IFSC Code :

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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 titled to an agreement of sale from the Promoter on payment of the Amounts/installments payable as per agreed terms.

Allottee Signature

Date: _____

For Kanchanjunga Builders LLP

Authorized Signatory
Date: _____

Kanchanjunga Builders LLP

Authorized Signatory