

ANNEXURE – 1

MODEL FORM OF ALLOTMENT LETTER

Note:- i) form compliance of the provision of clause (g) of sub-section (2) of Section 4 of the Real Estate (Regulation and Development) Act, 2016 (the Act), the proforma of the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.

ii) It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten percent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance or booking amount.

No.

To,

Mr/Mrs./Ms _____

R/o _____

(address)

Mobile Number _____

PAN Card : Aadhar Card No : Email ID : _____

Sub :-Your request for allotment of flat/ Commercial premises/ plot in the project known as _____ (Project Name) situated at _____ (Project Address) having K- RERA Registration No _____

Sir/ Madam,

1. Allotment of the said unit:

This has reference to your request at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a _____ BHK flat/Villa/Bungalow/Commercial premises bearing No _____ admeasuring RERA Carpet area _____ Sqmtrs equivalent to Sq.ft situated on _____ floor in Building/Tower _____/Block_____/wing _____ in the project known as _____(Project name) having K-RERA Registration No _____ herein after referred to as “the said uni”, being developed on land bearing Survey No./CTS NO/Plot No.(s) _____ situated/

located/ lying and being at _____ (Project address)
admeasuring _____ Sq.mtrs for a total consideration of Rs.
_____ only) exclusive of GST, stamp duty and registration charges.

OR

1. Allotment of the said unit:

This has reference to your referred to at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a plot bearing No _____ admeasuring _____ Sq.mtrs. equivalent to _____ sq.ft in the project known as _____ having K-RERA registration No. _____ herein after referred to as "the said uni", being developed on land bearing Survey No./CTS NO/Plot No.(s) _____ situated/ located/ lying and being at _____ (Project address) admeasuring _____ Sq.mtrs for a total consideration of Rs. _____ only) exclusive of GST, stamp duty and registration charges.

2. Allotment of Garage/ Covered parking space(s):

Further I/we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s) _____ admeasuring _____ Sq.mtrs. equivalent to _____ sq.ft/ covered car parking space(s) at _____ level basement / podium bearing No(s) _____ admeasuring _____ Sq.mtrs. equivalent to _____ sq.ft/stilt Parking bearing No(s) _____ admeasuring _____ Sq.mtrs. equivalent to _____ sq.ft/mechanical car parking unit bearing No(s) _____ admeasuring _____ Sq.mtrs. equivalent to _____ sq.ft on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

Or

2. Allotment of open car parking:

Further I/we have the pleasure to inform you that you have been allotted an open car parking bearing No. _____ without consideration.

3. Receipt of part consideration:

I/we confirm to have received from you and amount of Rs_____ (Rupees _____ only), (this amount shall not be more than 10% of the cost of the sold unit) being _____% of the total consideration value of the said unit as booking amount / advance payment on _____ through mode of payment.

OR

3. Receipt of part consideration:

A. You have requested us to consider payment of the booking amount/ advance payment in stages which request has been accepted by us and accordingly I/ we confirm to have received from you and amount of Rs_____ (Rupees _____ only) being _____% of the total consideration value of the said units as booking amount/ advance payment on _____ Through _____, the balance _____% of the booking amount/ advance payment shall be paid by you in the following manner.

i)	Rs.	Rupees.	On or before:
ii)	Rs.	Rupees.	On or before:
iii)	Rs.	Rupees.	On or before
iv)	Rs.	Rupees.	On or before

Note : The total amount accepted under this clause shall not be more than 100% of the cost of the said unit.

B. If you fail make the balance _____% of the booking amount/ advance payment within the time period stipulated above further action as stated in clause 12 hereunder written shall be taken by us as against you.

4. Disclosures of Information:

I/we have made available to you the following information namely:-

- i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the projects site and have also been uploaded on K-RERA website.
- ii) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in annexure -A attached herewith and

iii) The website address of K-RERA is

<https://rera.karnataka.gov.in/>

5. Encumbrances:

I/we hereby confirm that the said is free from all encumbrances and I/we hereby further confirm that no encumbrances shall be created on the said unit.

OR

I/ we have created the following encumbrance(s) / encumbrance(s) attached with caveats as encumbrance hereunder on the said unit.

- a)
- b)
- c)

However we undertake not to create any mortgage after this allotment is confirmed by you.

6. Further Payments:

Further payments towards the consideration of the said unit as well as of the garage(s)/ covered car parking space(s) shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically encumbrance / stated in the agreement for sale to be entered into between ourselves and yourselves.

7. Possession:

The said unit along with the garage(s)/ covered car parking spaces(s) shall be handed over to you on or before Dec 31st 2026 subject to the payment of the consideration amount of the said unit as well as the garage(s)/covered car parking space(s) in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

8. Interest Payment:

In case of delay in making any payments, you shall be liable to pay interest at the rate which shall be the state bank of India highest Marginal cost of lending rate plus two percent.

9. Cancellation of allotment:

i) In case you desire to cancel the booking an amount mentioned in the Table hereunder written would be deducted and the balance amount due and payable shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sl No.	If the letter requesting to cancel the booking is received,	Amount to be deducted
1.	Within 15 days from issuance of the allotment letter;	Nil
2.	Within 16 to 30 days from issuance of the allotment letter;	1% of the cost of the said unit;
3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said unit;
4.	After 61 days from issuance of the allotment letter.	2% of the cost of the said unit;

*The amount deducted shall not exceed the amount as mentioned in the table above.

ii) In the event the amount due and payable referred in clause 9

(i) Above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest

calculated at the rate which shall be the State Bank of India highest Marginal cost of lending rate plus two percent.

10. Other Payments:

You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments as more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of clause 11 hereunder written.

11. Proforma of the agreement for sale and binding effect:

The proforma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the madate as stated in clause 12.

12. Execution and registration of the agreement for sale:

- i) You shall execute the agreement for sale and appear for registration of the sale before the concerned Sub-registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you. *The said period of 2 months can be further extended on our mutual understanding.

***In the event the booking amount is collected in stages and if the allottee fails to pay the subsequent stage installment, the promoter shall serve upon the allottee notice calling upon the allottee to pay the subsequent stage installment within 15(fifteen) days which if not complied, the promoter shall be entitled to cancel this allotment letter. On Cancellation of the allotment letter the promoter shall be entitled to forfeit the amount paid by the allottee or such amount as mentioned in the Table enumerated in Clause 9 whichever is less. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred Table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.**

- ii) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-registrar within the stipulated period 2 months from the date issuance of this letter or within such period as may be communicated to you, I/we shall be entitled to serve upon you a notice calling upon you to execute the agreement for sale

and appear for registration of the same within 15(fifteen) days, which if not complied, I/we shall be entitled to cancel this allotment letter and further I/we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.

- iii) In the event the balance amount due and payable referred in Clause 12 (ii) above is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal cost of lending rate plus two percent.

13. Validity of allotment letter:

This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the agreement for sale between ourselves and yourselves. Cancellation of allotment of the said unit thereafter shall be covered by the terms and conditions of the said registered document.

14. Headings:

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

Signature _____

Name _____

(Promoter(s)/Authorized signatory)

(Email Id) :-

Date :- _____

Place : _____

CONFIRMATION AND ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter and the Annexure.

I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Date: _____

Signature _____

Place: _____

Name: _____

(Allottee/s)

Annexure A

Stage wise time schedule of completion of the project

S NO.	Stages	Date of Completion
1	Excavation	Jan 30 th 2023
2	Basements (if any)	28 th Feb 2023
3	Podiums (if any)	
4	Plinth	25 th April 2023
5	Stilt (if any)	
6	Slabs of super structure	25 th Dec 2023
7	Internal walls, internal plaster, completion of floorings, doors and windows	25 th Aug 2024
8	Sanitary electrical and water supply fittings within the said units	25 th Nov 2024
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	25 th Jan 2025
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	25 th March 2025

11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical, fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities.	25 th June 2025
12	internal roads & footpaths, lighting	25 th August 2025
13	Water supply	15 th October
14	Sewerage (chamber, lines, septic tank, STP)	25 th October 2025
15	Treatment and disposal of sewage and sullage water	25 th Nov 2025
16	Solid waste management & disposal	25 th Nov 2025
17	Water conservation / rain water harvesting	25 th Dec 2025
18	Electrical meter room, sub-station, receiving station.	25 th Dec 2025

Promoter (s)/ Authorized

Signatory