

ALLOTMENT LETTER FOR APARTMENT at SUBRAM JADE GARDENS

Promoter Name & Address : M/s SUBRAM BUILDERS

No -1C, 3rd Floor, 7th Main,

Sree Sai Krupa Complex, Dollors Colony,

RMV 2nd Stage, Bangalore 560094.

Ph: 080 4218 5487

Allottee Name & Address : Mr./Ms.

.....

Allottee Mobile number & mail id :

Dear Sir/Madam

We are pleased to allot you the Flat No:..... of Block No: of **SUBRAM JADE GARDENS** project located at Doddabidarakallu Village, Yashwanthpura Hobli, Bangalore North Taluk, Bangalore District, Karnataka, Pin code 560073.

Nature of Document:

1. Whereas the Promoter has developed the site which has the legal right through Registered development agreement document Doc. No: LAG-1-04187-2019-2020 Stored in the CD No LAGD434 on 17-08-2019 in the Sub Registrar of Rajajinagar, Bangalore the project named as “**SUBRAM JADE GARDENS**” which has the valid permission from the BBMP which is the competent Authority for approval of Plans vide AD.COM/RJH/875/15-16 and with the BBMP commencement certificate bearing No-ADTP/BBMP/RRN/PR/11/20-21 dated 11.02.2021 in Survey. No: 165 bearing Municipal Number 06/165, of Doddabidarakallu village, Yashwanthpura Hobli, Bangalore North Taluk, Bangalore City to an extent of 12240.77 sq.mts. of site area, herein after referred to as the “Project” which was registered with Karnataka Real Estate Regulatory Authority vide registered Number..... dt:.....

2. Whereas the Allottee has approached the Promoter to allot 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 Apartment in the Project.

FOR SUBRAM BUILDERS

Proprietor

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:.....

2. The Allottee shall enter in to Registered Agreement for sale before paying the 10% of total cost (Including the Booking Amount) of 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. 10% on completion of Completion of Foundation
- b. 10% on completion of Completion of Basement Slab
- c. 10% on completion of Completion of Ground floor slab
- d. 10% on completion of Completion of First floor slab
- e. 10% on completion of Completion of Second floor slab
- f. 10% on completion of Completion of Third floor slab
- g. 10% on completion of Interior plastering and flooring of Apartment.
- h. 10% at the time of Handover of the 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 '**SUBRAM JADE GARDENS RERA AC PJ OF SUBRAM**', payable Bangalore City .

Bank Name (separate RERA A/c) : HDFC Bank

A/c No: 5020057147592

Branch Name: MillersRoad

IFSC Code: HDFC0001208

Declaration by Allottee :

I / we have read and understood the Agreement of sale prepared by the Promoter as per the standard format specified in Andhra Pradesh Real Estate (Regulation and Development) Rules-2017 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.

Signature of Allottee
Signatory

Promoter / Authorized

Date:

Date: