

PROFORMA ALLOTMENT LETTER

Date:

Name of the Purchaser/s: Mr./Mrs./Ms.

Address No. _____

Contact details - Phone: Tel/ Mob : _____ Email : _____

Dear Sir/ Madam,

Sub: Allotment Letter for allotment of the Residential Plot bearing No. [●] in the layout known as 'East Wood', situated at Bagalur Village, Sulibele Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore.

- a) In reference to your Application dated [●], we are pleased to allot to you, under this Allotment Letter ("**Letter**"), a [●] facing plot bearing No. [●] admeasuring approximately [●] Square Feet in the Project "**East Wood**" situated at Bagalur Village, Sulibele Hobli, Hoskote Taluk, Bangalore Rural District, Bangalore ("**Plot**").
- b) The price payable by you for the Plot is Rs. [●] (Rupees [●]) ("**Plot Price**"). The Plot Price shall be payable by you in tranches as set out herein below:

Sl. No.	Payment Schedule	Percentage of Price Payable	Amount Payable (in Rupees)
1.	On Booking	[●] %	[●]
2.	On Execution of Allotment Letter	[●] %	[●]
3.	On signing and execution of Agreement for Sale	[●] %	[●]
4.	On Possession	[●] %	[●]

- c) As indicated at the time of booking there shall be addition charges to the aforesaid Plot Price, the following additional and Other charges at actuals shall also be payable by you at actuals at the time specified hereunder:

Sl. No.	Particulars	Amount Payable (in Rupees)

1.	Charges towards Bangalore Electricity Supply Company (“BESCOM”), External Electrification, Water & Sanitary and other related charges	[●]
2.	Legal Charges, along with the applicable taxes/ levies	[●]
3.	GST and all other applicable taxes and/ or other levies, as may be applicable from time to time	
4.	Maintenance charges equivalent to 2(two) year’s maintenance will be collected upfront along with the applicable taxes/ levies	[●]
5.	Corpus/ Sinking Fund equivalent to ____ (____) year’s maintenance charges shall be payable by you on demand.	[●]

I/ We agree to all the costs, payment schedules, terms and conditions as mentioned above.

GENERAL TERMS AND CONDITIONS:

1. The aforesaid Plot shall be allotted to you under this Letter only upon entering into an Agreement for Sale with the Developer/ Land Owner *inter alia* laying down the terms and conditions on which the aforesaid Plot would be conveyed to you and upon the realisation of the booking amount.
2. In the event of non- payment of any of the above instalments and/ or any other amounts due from you or in case of the non- execution of the Agreement for Sale by you within the time limitations specified herein, we shall be entitled to terminate this Letter after giving [●] ([●]) days written Notice and shall secure payment by you of an amount equal to [●] % ([●]) of the amounts paid by you until such date of termination. Upon the termination of this Letter, we shall be entitled to deal with the Plot in any manner as we may determine at our sole discretion, including by way of sale to third party/ies, without any further reference to you. The balance amount of the monies paid by you after the deductions therefrom, if any, shall be paid to you within [●] ([●]) days of the sale of the Plot to a third party. Upon the receipt of the amount equal to or more than the amount paid by you, we will refund to you the balance amount after deductions as mentioned herein above.
3. Without prejudice to the above right of termination, if any payment is delayed, interest at State Bank of India (SBI) Marginal Cost Lending Rate (MCLR) plus two percent (2%) per annum shall be charged on all payments from due date till the date of full realisation.
4. This Letter does not constitute an Agreement for Sale of the Plot and you shall enter into an Agreement for Sale in the format intimated to you by us and agree to abide

by its terms and conditions within [●] ([●]) days from the date of this Letter. In the event if the agreement is not signed and returned to Developer/ Land Owner within 10 (ten) days of receipt of agreement for signature the Developer/ Land Owner, at their option can cancel the booking by forfeiting [●] % of the Agreement Value.

5. Developer/ Land Owner, at their option can cancel the booking by forfeiting [●] % of the Agreement Value, if the payments are not made by allottee as per the allotment letter.
6. Allotment is valid subject to realization of the booking amount and after the terms and conditions of application for allotment are duly signed by the allottee.
7. You shall abide by the terms and conditions of this Letter including those relating to the payments of amount specified herein and other charges, as laid down herein and the subsequent execution of the Agreement for Sale.
8. You shall not be entitled to assign any of your rights and obligations under this Letter to any third party without our prior written consent. You shall ensure that you are in compliance with all the applicable laws in relation to your obligations under this Letter.
9. Applicable TDS shall be deducted and paid to the concerned authorities with each instalment and the Allottee is responsible for any penalty levied by the authorities in case of any delay in payment of the same.
10. This Letter shall be governed by the laws of India and the courts of Bangalore, India shall have the exclusive jurisdiction in relation to all the matters arising from this Letter.

This Letter has been issued in duplicate. We request you to return a copy of this Letter duly signed by you as a token of your acceptance to the terms and conditions stated herein.

Errors & Omissions Exempted (E & O.E).

Kindly sign the Duplicate of this Allotment Letter in token of your acceptance.

Yours sincerely,

For [●]

Authorised Signatory

I/ We acknowledge the receipt of the Allotment Letter and have read, understand and agree to the above terms and conditions of the Allotment Letter.

Signature

Name of Allottee/ Purchaser