

ALLOTMENT LETTER

Date: _____

To,

(Purchaser name and address)

Subject: Allotment of Apartment in Project **“Greenleaf Bougainvillea”** situated at Site no. 116, 4th Main Road, Malleshwaram, Bangalore, Ward no. 65, PID NO-7-3-116, (Oldward No-7) Bangalore - 560003.

Dear Sir/Madam,

In response to your request for booking an Apartment in the project *vide* Application dated _____, we hereby allot to you the captioned Apartment as under:

1. Name of the Project : **“Greenleaf Bougainvillea”**
2. RERA Registration No:
3. Apartment No. : _____
4. Total Measurement : _____ square feet of carpet area and _____ square feet of Super built up area,
5. Total Unit Price :

a. Sale Price (Basic Sale Price)	
b. Preferential Location charges	
c. Car Park Charges	
TOTAL Amount in INR	

(Rupees _____
_____)

6. Payment Schedule:

The Allottee has paid a sum of Rs _____ (Rupees _____ only) as booking amount or application fee and hereby agrees to pay the balance amount of Rs..... (Rupees) in the following manner:

- i. Amount of Rs. _____/- to be paid to the Promoter simultaneous the execution of Agreement.
- ii. Amount of Rs. _____/- to be paid to the Promoter on 10% completion of work in the Project.
- iii. Amount of Rs. _____/- to be paid to the Promoter on 30% completion of work in the Project.
- iv. Amount of Rs. _____/- to be paid to the Promoter on 50% completion of work in the Project.
- v. Amount of Rs. _____/- to be paid to the Promoter on 90% completion of work in the Project.
- vi. Amount of Rs. _____/- balance to be paid to the Promoter on Registration of Sale Deed.

7. Applicable Taxes, if any:

The Total Agreed Consideration is excluding Taxes and the taxes **if any**, shall be paid by the Allottee from time to time, along with each instalment.

8. Execution of Agreement:

Forwarding this Allotment Letter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers the Agreement for Sale with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date hereof and, secondly, appears for registration of the same before the concerned jurisdictional Sub-Registrar as intimated by Promoter as per Real Estate (Regulation and Development) Act 2016 and Karnataka Real Estate (Regulation and Development) Rules 2017.

If the Allottee(s) fails to execute and deliver to the Promoter the Agreement for Sale for the allotted Apartment within 30 (thirty) days from the date hereof along with due payment, this allotment shall be treated as cancelled, without any further reference to the Allottee.

9. Other Conditions:

- a. The total agreed total consideration for the Apartment excludes the applicable stamp duty, registration fees payable for registration of Agreement for Sale and Sale Deed, expenses incurred towards registration of Agreement for Sale and Sale Deed, Documentation Charges, taxes, if any.
 - b. Promoter is not responsible in any manner to arrange the loans for and on behalf of Allottee (s) from Banks or financial institutions.
 - c. If the Allottee(s) cancels the allotment prior to execution of the Agreement for Sale, then Promoter shall deduct an amount of Rs.5000/- (Rupees Five Thousand Only) from the Booking Amount as administration/handling charges. The Promoter shall also deduct the applicable commission paid, if the Apartment is booked by the Allottee with the assistance of the channel partner/real estate agent and the Promoter has paid the remuneration to the channel partner/ real estate agent.
 - d. The allotment of the Apartment is non-transferable and Allottee(s) cannot transfer the allotment to any third party, except to the Allottee(s) immediate family members, being spouse and children(s).
- 10.** The booking form and this Allotment letter shall be read together in respect of the transaction and upon the Agreement of Sale being executed all three documents shall be read together and shall form part of the entire transaction.

11. Particulars of the Allottee:

Name:

Aged

Occupation _____

Address:

Bank Details:

12. Payment Receipt:

Rs. _____, by cheque/DD No. _____, dated _____, _____ Bank, received from the Allottee.

Accepted:

Issued by:

(Allottee/s)

(For M/s. *Greenleaf Design Build LLP*)