

Ref:DCY/Pr No /Date:

Date:
Bengaluru

ALLOTMENT LETTER

We, M/s **Dishagarden View LLP** a company incorporated of the LLP Act, 2008 having its corporate office at Disha Central Park Sy No14,15/1 & 15/2, Panathur – Varthur Road, Panathur Village, Bangalore – 560 103 confirm that the **Flat No _____, _____ BHK, SBA- _____Sqm (_____ Sqft) and Carpet Area _____ sqm (_____Sq.Ft) in _____Floor, at “DISHA Courtyard”**. As per Booking _____, the above unit being allotted to _____ falls within the sanctioned plan..

NOW THIS ALLOTMENT LETTER WITNESSES AS UNDER:

A. Cost Break Up:

COST BREAKUP	
Name of the Client -	
Project	Disha Courtyard
Priority Number	
Apartment Number	
Facing and BHK	
Block and Floor No	
Carpet Area	
Area (SBA) in Sq ft	
Basic Price	
Basic Rate/sq ft (All Inclusive price including Car Parking, Amenities)	
Infrastructure Development charges @ Rs. 100/sq ft. (STP,DG,Rain Water Harvesting,Solar Water)	
Basic Unit Price – A	
UDS Land Value	
Construction Sale Value (CSV)	
Tax Portion Subject to change	
Total Tax (Approx.)	
Others	
Total Sale Value(A+B)	

B. Payment Schedule:

Payment Schedule					
Approximate Planned Schedule	% of Billing	Payable Amount (Including TAX) in Rupees	UDS Value (Excluding TAX) in Rupees	Construction Value (Excluding TAX) in Rupees	Tax Component in Rupees
Booking Amt	10%				
Balance in 20% (With in 3 weeks)	10%				
Installment payable on completion of Ground Floor Slab	12%				
Installment payable on completion of 1st Floor Slab	12%				
Installment payable on completion of 2st Floor Slab	12%				
Installment payable on completion of 3rd Floor Slab	12%				
Installment payable on completion of 4 th Floor Slab	12%				
Installment payable on completion of Walls	10%				
At the time of Possession	10%				
Total Sale Value	100%				

C. Terms and Conditions:

1. That the timely payment of installment as indicated in the payment plan is the essence of this allotment. If any installment as per the schedule is not paid on its due date, the company will charge interest at the rate of 12% p.a. on the delayed payment for the period of delay.
2. Total sale consideration includes charges towards car parking and Amenities
3. BESCOM & BWSSB deposit charges, TC yard & Installation charges are additional and will be collected as per applicable rates at the time of Sale Deed.

4. Registration & Stamp Duty charges are additional and are subject to change as per prevailing laws at the time of execution of sale deed.
5. If the customer cancels the booking for any reason, the company shall not pay any appreciation. However the actual amount shall be refunded after deducting documentation, legal and administrative charges of Rs.10,000/-(Rupees Ten Thousand only) and Service Tax & VAT also shall not be refunded.
6. If the customer is not satisfied with legal verification and cancels the booking, the total booking amount shall be refunded without any deduction.
7. If the customer does any kinds of modifications whatsoever(cosmetic and/or structural) to the apartment , the customer can't cancel the booking . The customer will be liable to pay his balance dues on time according to the schedule. He can choose to transfer the booking to another customer following all the standard rules/policies of the company for such transaction.
8. If the customer chooses to transfer/sell the apartment to another customer, he can do so at his sole descretion but by abiding to the standard procedures and policies of Disha Dwellings Pvt Ltd as per the agreement. The company reserves the rights to deny such transaction if the customer wishes to sell the apartment lesser than the company's standard selling price. Additionally an amount of Rs.150 per sqft will be charged as part of marketing and administration charges respectively.
9. As per Sec 19-1A of Income Tax Department :- With effect from 1st June 2013, 1% TDS has to deducted towards the immovable property above 50 lakhs(All incisive). The TDS is to be paid online and receipt(challan) to be submitted to the vendor/Developer for audit purpose.

For Disha Dwellings Pvt Ltd

Authorized Signatory