

ANNEXURE - 1
MODEL FORM OF ALLOTMENT LETTER

Note:

- i) for compliance of the provisions 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.

Date:

To,

Mr./Mrs. / Ms.....

R/o.....

(Address)

Telephone/Mobile number.....

Pan Card No.: Aadhar Card No.: Email ID:

Sub: Your request for allotment of flat in the project known as **ORCHID LIFE** (Project Name) situated in Sy.No.20,21,125/4,125/5,126/1,126/5,126/6,127/3, Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban Dist, Ward No-149, Bangalore -560087,(Project Address) having K-RERA Registration No.....

Sir/Madam,

i) Allotment of the said unit:

This has reference to your request referred 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. Sq.mtrs equivalent to Sq.ft. situated on floor in Building/ Tower...../Block./Wing in the project known as **ORCHID LIFE** (Project name) having K-RERA Registration No herein after referred to as "the said unit", being developed on land bearing Sy.No.20,21,125/4,125/5,126/1,126/5,126/6,127/3, Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban Dist, Ward No-149, Bangalore -560087, (Project address) admeasuring Sq.mtrs. for a total consideration of Rs only) exclusive of GST, stamp duty and registration charges.

1. 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 tosq.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.

- 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 unit 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 to make the balance 5% 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.

3. 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 project 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>

4. Encumbrances:

I/ We hereby confirm that the said unit 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 enumerated hereunder on the said unit.

- a)
- b)
- c)

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

5. 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 enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

6. Possession:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before 28.02.2030 subject to the payment of the consideration amount of the said unit as well as of 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.

7. 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.

8. 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 us mentioned in the table above.

- ii) In the event the amount due and payable referred in Clause 9
- iii) 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.

9. 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.

10. Proforma of the agreement for sale and bidding 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 mandate as stated in Clause 12.

11. Execution and registration of the agreement for sale:

- i) You shall execute the agreement for sale and appear for registration of the same 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.
- ii) In the event the booking amount is collected in stages and if the Allottee fails to pay the subsequent stage installment, the prompter 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.

- iii) 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 of 2 months from the date of 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.
- iv) 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.

12. 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.

13. 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 & 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:.....
Place.....

Signature.....
Name:.....
(Allottee/s)

Annexure – A

A.Stage wise time schedule of completion of the project

Sub-Structure				
Sl No	Project Work	Is Applicable ?	Estimated From Date	Estimated To Date
1	Earth work and other leveling preparation work	Yes	01-03-2024	30-06-2027
2	Foundation footing work	Yes	01-06-2024	31-12-2027
3	Upto Plinth Level	Yes	01-07-2024	28-02-2028
4	Sub-structure flooring (Parking Floor, more than one floor below general ground level)	Yes	01-08-2024	31-07-2028
5	Retaining wall (All types)	Yes	15-03-2024	31-08-2028
Super-Structure				
Sl No	Project Work	Is Applicable ?	Estimated From Date	Estimated To Date
1	RCC or MS Framed structure	Yes	15-08-2024	31-07-2029
2	Masonry Construction	Yes	01-04-2026	31-12-2029
3	Plastering inside , outside & Ceiling	Yes	15-06-2024	31-12-2029
4	Joinery: Doors, Windows, Ventilators etc	Yes	15-07-2024	31-12-2029
5	Basic work of Water supply, Sanitary and Electrification	Yes	01-01-2026	30-11-2029
6	Dadoing, Skirting, Flooring, Tiles work (All types)	Yes	01-01-2026	31-12-2029
7	Railing and Grill fixing	Yes	01-03-2025	31-12-2029
Finishing Works (Fitting and Fixtures)				
Sl No	Project Work	Is Applicable ?	Estimated From Date	Estimated To Date
1	Electrification, Water supply and Sanitary Finishing	Yes	01-12-2026	31-12-2029
2	Painting	Yes	15-10-2026	31-12-2029
3	Fire prevention and fire fighting fitting and fixture with network	Yes	01-08-2026	31-12-2029
4	Weather Proof work(tile,concrete)	Yes	15-11-2027	30-11-2029
5	Wardrobe, Showcase, Kitchen cabinet, Puja work	No		
6	Elevation work	Yes	01-12-2026	30-11-2029
7	Internal and External work including landscapes as per sanctioned drawings	Yes	01-08-2024	28-02-2030

Promoter (s) / Authorized Signatory