

PROFORMA
ON THE LETTER HEAD OF THE PROMOTER
LETTER OF ALLOTMENT
 No. _____

Date: _____

TO :

Mr./Mrs./M/s. _____,
 _____,
 _____.

Dear Sirs/Madam,

PROJECT : **'SBR FLORENZO'** : Properties measuring (1) measuring 01 Acre 08 Guntas in Sy.No.78/1, (2) 00 Acre 32 Guntas in Sy.No.78/2 and (3) 00 Acre 34 Guntas in Sy.No.78/3 of Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk, registered with the Real Estate Regulatory Authority and bearing registration number _____.

SUBJECT : Allotment of Apartment bearing No. _____ in _____ Floor comprising of _____ BHK admeasuring _____ Sq. Ft. of Carpet area of the building and _____ covered parking space situated at (1st/2nd Basement and/or Ground Floor) at **'SBR FLORENZO'**.

REF : Your Application for Allotment dated _____.

With reference to your application, we acknowledge receipt of your Application for Allotment dated ____/____/2023 along with Cheque dated ____/____/2023 bearing No. _____ drawn on _____ Bank, _____ Branch, Bangalore, in our favour for Rs. _____/- (Rupees _____ Only) towards booking amount for considering your request for allotment of the Apartment, in the name(s) of (1) _____ (2) _____.

From your Application of Allotment, we understand that you have visited our webpage maintained on the website of the Real Estate Regulatory Authority (RERA) and have gone through and fully understood the contents stipulated therein vis-a-vis Project *inertalia* Sanctioned Plans, the timelines for completion, specifications, facilities and amenities to be provided, Proformas of the Letter of Allotment, Agreement for Sale and the Sale Deed to be executed and have understood all the laws, rules, regulations, notifications, etc., applicable to the Project; all the Disclosures made and only after taking the legal advice and being satisfied with the title and approvals have applied for the allotment of the said Apartment.

Subject to the realization of the booking amount, we are pleased to allot you the Apartment bearing No.____ in _____ Floor of comprising of _____ BHK admeasuring _____ Sq. Ft. of Carpet area in '**SBR FLORENZO**' alongwith_____ covered parking space situated at (1st/ 2nd Basement and/or Ground Floor) for a total consideration as stated below including the proportionate price of the common areas and facilities appurtenant to the Apartment subject to following the payment schedule, and the terms and conditions as stipulated hereinbelow:

Total Value of the Apartment and proportionate share in Common Areas including in the land share in the land. (Rs._____/ - x _____ Sft.) Other Charges: 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____	Rs._____/ - Rs._____/ - Rs._____/ - Rs._____/ - Rs._____/ - Rs._____/ -	
PAYMENT SCHEDULE		STATUS
Booking Amount On execution of Agreement for Sale Balance as per payment Schedule in the Agreements to be executed	Rs._____/ - Rs._____/ - Rs._____/ -	

TERMS & CONDITIONS

- 1) As indicated at the time of booking, the additional expenses towards external electrification, water & sanitary charges, service charges for Property Assessment / Khata Transfer; Stamp Duty, Registration & Legal Fee, will be payable on demand. Timely payments shall be made by you towards the Cost of Apartment and the common areas and facilities appurtenant to the Apartment.
- 2) Tentative Building Maintenance charges per month and onetime corpus fund equivalent to one year's maintenance charges are payable by you on demand.
- 3) Payment to be made within the due dates mentioned in the Letter of Allotment and whether the agreement is signed or not. Any collection charges or cheque dishonor charges levied by bank shall be recovered from you with interest. All delayed payments will attract interest at the prevailing State Bank of India highest Marginal Cost of Lending Rate plus Two percent.
- 4) You shall deduct taxes at source at the rate of 1 per cent on the total sale consideration, as required under section 194IA of the Income-Tax Act, 1961 ("the IT Act") for each of the payments made towards the total sale consideration and comply with the provisions of the IT Act. You shall issue a certificate of deduction of tax in Form 16B to us.
- 5) We at our option can cancel the booking by deducting the booking amount if the payment is not made as per this Letter of Allotment and if the Agreement for Sale is not signed, registered and returned to us, within (15) Fifteen days of receipt of Agreement for Sale or any extended period and within 1 month from the date of booking. You shall attend the office of the Sub-Registrar within 15 (Fifteen) days of receipt of Agreement for Sale for execution and registration of Agreement for Sale on the day, date and time that will be communicated to you by us. This Allotment Letter shall be valid only till execution of Agreement for Sale for the Apartment. Requisite stamp duty & registration charges on the Agreement for Sale is to be paid by you.
- 6) Allotment is valid subject to realization of the booking amount and the terms and conditions of 'Application for Allotment' is duly signed by you/purchaser or power of Attorney. Handing over of the Agreement for Sale to you by us does not create a binding obligation on us or on you until, firstly you sign and deliver Agreement for Sale with all the schedules and annexures along with the payment of dues as stipulated in the Payment Schedule within 10 (Ten) days from the date hereof by you and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by us.

- 7) Post dated cheques are to be given in advance for all installments on receipt of Letter of Allotment. All payments should be made by way of account payee Demand Draft/Local Cheque in our favour, payable at Bangalore. Please note that all payments towards booking / sale of the said apartment shall be made only by you and not by any other party on your behalf. Payment made by third party on your behalf shall not be accepted and recognized by us.
- 8) You shall not transfer, assign or part with interest or benefit of this Letter of Allotment until all the dues payable by you to us are fully paid up; and only if you have not been in breach of any of the terms and conditions of this Letter of Allotment and also you have obtained prior permission in writing from us for such assignment and has paid 5% (Five Percent) of the total consideration, alongwith GST and other levies/taxes etc., as applicable, towards transfer charges and administrative charges. Any such assignment / sale / transfer by your in breach of this Letter of Allotment shall be unauthorized and not binding upon us.
- 9) Changes in standard specifications by you are not acceptable as changes adversely affect the completion schedule of the project.
- 10) Issuance of this Letter of Allotment is only a provisional allotment in your favour which will get confirmed only after signing and executing the Agreement for Sale and agreeing to abide by the terms and conditions laid down therein.
- 11) Errors & Omissions Exempted (E & O.E).

Please ensure to comply with the terms of allotment and sign this letter in token of your acceptance of the above terms.

Thank you for choosing '**SBR FLORENZO**'.

Yours Sincerely,
for **M/s. SBR INFRA,**

I/We agree for the above,

Allottee

Partner

Date :

SBR Horizon, No.24/5, Seegehalli, Kadugodi – Hosakote Main Road,
Whitefield, BANGALORE – 560 067

Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk

APPLICATION FOR RESERVATION

By this Application for Reservation, I/We request you to reserve an Apartment in '**SBR FLORENZO**' as per my/our following requirement:

Sl.No.	Apartment Super built areas range (Approx.)	Preferred Floor (____ Floor)
1	3 BHK _____ Sft.	
2	4 BHK _____ Sft.	

Personal Information:

Status: Indian / N.R.I (Indian Citizen) / N.R.I (Foreign Citizen) / Foreign National

Name of the Applicant:

D.O.B. ____/____/____ Age ____ years Place of Birth: _____ Domicile in Bangalore _____
years/months.

Married: Yes ☐ No ☐ Wedding Anniversary: / / No. of Children: Age

Name of Father / Husband:

Name of Mother: _____

Purpose of Reservation: Own Use ☐ Investor for Resale ☐ Investor for Leasing ☐

Any other (Specify): _____

ADDRESS FOR AGREEMENT	MAILING ADDRESS
Phone No: Off: _____ Res: _____ Mobile:: _____ Fax No: _____ e-mail: _____	Phone No: Off: _____ Res: _____ Mobile:: _____ Fax No: _____ e-mail: _____

Profession: _____ Company: _____ Designation: _____

PAN No. of Purchaser/s: Ward/Circle: Place of Assessment:

(Power of Attorney Holder's Name: if any) _____

Name & Address:

Phone

Mode of Payment:

Booking Amount: Rs. _____ Draft/Cheque/NEFT/RTGS/IMPS/UPI No.: _____

Dated: _____

Drawn on:

Date:

APPLICANT'S SIGNATURE

ACCEPTANCE OF TERMS & CONDITIONS

1. The Applicant requests that the Applicant may be provisionally allotted an apartment in the above development.
2. The Applicant having understood and agreeing to the terms and conditions of this Application, is making this Application.
3. The Applicant encloses herewith a sum of Rs. _____/- (Rupees _____ Only) by Bank Draft/Cheque No. _____ Dated _____ drawn on _____ drawn in favour of the Company payable at Bangalore as booking amount.
4. The Applicant agrees that if the Company provisionally allots the Apartment, then the Applicant agrees to pay the Total Price and all other amounts, charges, dues etc., as per the payment plan and/or as and when demanded by the Company or in accordance with the terms of this Application/Agreement that shall be executed by the Company and the Applicant on the Company's standard format.
5. The Applicant has clearly understood that by submitting this Application the Applicant does not become entitled to the provisional and/or final allotment of the Apartment in the said development/Building notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this Application. The Applicant further understands that it is only after the issuance of the allotment letter, the provisional allotment will get confirmed and after the Applicant signing and executing the Agreement and agreeing to abide by the terms and conditions laid down therein that the allotment of the said Apartment shall become final.
6. If the Applicant fails to execute and return the Agreement within fifteen (15) days from the date of its despatch by the Company and fails to come forward for execution of Agreement within 1 month of booking, then the Company shall have the discretion to treat this Application as cancelled and on such cancellation the Earnest Money (booking amount) paid by the Applicant shall stand forfeited.
7. Transfers, without a transfer fee, are allowed only amongst family members (Father, Mother, Wife, Husband, Son, Daughter). In case of transfer of reservation to 3rd parties, it will be subject to Company's consent in writing and if consented, a transfer fee of 5% of the value of the apartment would be imposed.
8. Statutory expenses like Stamp Duty & Registration charges and Legal/Incidental expenses for registering the Property will be borne by the Allottee. Goods and Service Tax as applicable. Increase in existing tax levies and any fresh Governmental levies, applicable during the contract period shall be met by the Allottee.
9. Changes in standard Specifications by the customer are generally not acceptable as changes adversely affect the completion schedule of the project.
10. All payments should be made by way of account payee Demand Draft/Local Cheque/Online transfer via IMPS, RTGS etc., in favour of Company, payable at Bangalore.
11. Notwithstanding anything contained herein in this Application, the Applicant understands that the Application will be considered as valid and proper only on realization of the amount tendered with this Application and the Applicant agreeing to abide by the terms and conditions laid down. This booking is subject to acceptance by Company in writing and receipt passed for earnest money is tentative.
12. The booking is subject to Bangalore Jurisdiction.

I/We confirm all the details given are true to my/our knowledge. I/We have gone through the terms and conditions stated above and agree to the same. I/We agree to issue Post Dated Cheques for the balance amount/installments after issuance of the Allotment Letter. I/We also hereby undertake to promptly notify you of any change of my/our residential address and/or details for communication.

Date:
Place:

Applicant's Signature