

Unit Allotment Letter

To,

Date:

Mr. XXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

Ph: XXXXXXXXXXXXXXXXXXXXXXX

Sub: Allotment of Unit No: "XXXXX" XX BHK in Tower XX at AIIKYA VILLAGE SARJAPUR, Sarjapur Attibele Road, Sarjapur, Bangalore district

Dear Mr. XXXXXXXXXXXXXXXXXXXXXXX,

With reference to your application dated XXXXXXXXXXXX for allotment of **Unit No- XXXX, XXX BHK** on **XXXXXXX Floor, Tower XXXXXXXX** in our Project **AIIKYA VILLAGE SARJAPUR**, Sarjapur Attibele Road, Sarjapur, Bangalore district, Karnataka, India, ("Project"), **AIIKYA VILLAGE SARJAPUR** is pleased to allot ("Allotment") a **Unit bearing No. XXXX ("Unit")** having a super built up area of **XXXX square feet** in our project, along with the proportionate undivided share, interest and right in the underlying immovable property.

- Aiikya Village Sarjapur acknowledges that it has received a sum of Rs. 1,00,000/- (Rupees: One Lakh only) from you towards booking and Allotment charges ("**Booking Deposit**").
- The total sale consideration ("**Consideration**") for the purchase of the Unit is fixed as under.

a) Consideration towards Base Cost: Rs. XXXXXXXXXXXX-

b) Consideration towards Other Charges & GST : Rs. XXXXXXXXXXXX/-

Total: Rs. XXXXXXXXXXXXXXXXXXXX/-

(Rupees: XXXXXXXXXXXXXXXXXXXXXXX Only)

- Details of Consideration Breakup and Payment Schedule are provided in the following pages.

Unit Details

Project	AIIKYA VILLAGE SARJAPUR
Tower	"XXXX"
Unit No & BHK's	XXXXXX & XXXXXXXXX
Unit Type	"XXXXX"
Unit Floor	XXXXXXXXXXx Floor
Unit Facing	XXXXX Facing
Area of Unit (Sq.Ft)	XXXXXX

Payment Schedule

The Consideration shall be paid in such time intervals as provided in the table below:

Sl No.	Payment Schedule	Construction linked
1	Booking	2.00%

2	On Agreement	18% of Apt cost + Taxes (Within 15 Days of Booking)
3	On start of Foundation	18% of Apt cost + Taxes
4	On Ground Floor Slab	5% of Apt cost + Taxes
5	On casting of 1st Slab	5% of Apt cost + Taxes
6	On casting of 2nd Slab	5% of Apt cost + Taxes
7	On casting of 3rd Slab	5% of Apt cost + Taxes
8	On casting of 4th Slab	5% of Apt cost + Taxes
9	On casting of 5th Slab	5% of Apt cost + Taxes
10	On casting of 6th Slab	5% of Apt cost + Taxes
11	On casting of 7th Slab	5% of Apt cost + Taxes
12	On casting of 8th Slab	5% of Apt cost + Taxes
13	On Completion of Masonary	5% of Apt cost + Taxes
14	On Completion of Plastering	5% of Apt cost + Taxes
15	On Completion of Flooring	5% of Apt cost + Taxes
16	On Completion/ Registration	2% of Apt cost + Taxes

Note:

1. The schedule set out above includes the following costs:
 - Super built up area
 - Electrification and water supply charges calculated at the rate mentioned under 'Consideration Summary'.
 - Maintenance Charges will be applicable post-handover of the unit.
 - Premium Location Charges, if applicable, calculated at the rate mentioned under 'Consideration Summary'
 - Taxes are calculated at the prevailing rates for each installment
2. The Allotment of the Unit is only provisional and shall be subject to fulfillment of the following terms and conditions:
 - i. All Allotments are subject to amendment of the sanction plan by the Bangalore Metropolitan Region Development Authority ("BMRDA"), if any. There may be certain alterations to the same based to the sanction plan. You shall be required to give effect to such alterations and amendments, without any demur or protest whatsoever.
 - ii. This Allotment is only provisional and the Allotment shall be made final only upon the execution of the agreement to sell and the construction agreement by Aikya Viillage Sarjapur in your favour, and on payment of at least 20% (twenty percent) of the Consideration within 21 days of this Allotment.
 - iii. All payments should be made on time and in such time intervals as provided in this Allotment letter.
 - iv. All payments to **Aikya Village Sarjapur** are to be either made by way of demand draft or account payee cheques favoring "**Aikya Village Sarjapur LLP**" payable at Bangalore, **A/c. No. XXXXXXXXXXXXXXX** drawn on **XXXXXXXX Bank**, or by way of electronic fund transfer, **RTGS/NEFT**, such electronic fund transfer being done after prior intimation to Aikya Village Sarjapur LLP in writing.

- v. Payments by cheque in favour of Aiikya Village Sarjapur LLP will be subject to realization. If any cheque received by Aiikya Village Sarjapur LLP towards the Consideration is dishonored, you shall be bound to make such payment by way of a demand draft within a period 7 (Seven) Working days from the date of the dishonor of the cheque.
- vi. Interest at the rate of 18% p.a will be applicable for the delayed payments beyond 30 days from the date of the demand letter.
- vii. This Allotment letter does not create any right, title or interest over the Unit, until and unless a registered sale deed has been executed by Aiikya Village Sarjapur LLP in your favour.
- viii. You shall bear the stamp duty and registration fees for the execution of the agreement to sell, construction agreement and the sale deed, and Aiikya Village Sarjapur LLP shall not be liable to bear any such costs, whether direct or ancillary, to the execution and registration of the above documents.
- ix. If the Unit is being booked on behalf of a person other than you, you shall be required to provide a duly executed power of attorney or other authorization in your favour to Aiikya Village Sarjapur LLP at the time of the execution of the agreement to sell and the construction agreement. If the Unit is being purchased by any person, other than a natural person, necessary legal documents relating to its existence etc, as may be requested by Aiikya Village Sarjapur LLP shall be provided at the time of the execution of the agreement to sell and construction agreement.
- x. Any Allotment may be cancelled within 15 (fifteen) days from the date of this Allotment at your option. If you seek to cancel this Allotment within a period of 15 (fifteen) days from the date of Allotment, an amount equivalent to 50% (fifty per cent) of the Booking Deposit shall be deducted as cancellation charges by Aiikya Village Sarjapur LLP and the balance amount if any, will be refunded to you within a reasonable time.
- xi. Without the prior written consent of Aiikya Village Sarjapur LLP you shall not be entitled to assign/transfer any right, title and interest under this Allotment to a third party. It is clarified that Aiikya Village Sarjapur LLP is not obliged to give its consent for any assignment by you, and should Aiikya Village Sarjapur LLP accord its consent to the assignment of this Allotment by you, the same may be accorded with such conditions as Aiikya Village Sarjapur LLP may deem fit. Provided however that you may, with prior written intimation to Aiikya Village Sarjapur LLP in this regard, assign your entire right, title and interest under this Allotment to a blood relative. No partial assignment by you of any right, title or interest under this Allotment would be permitted (including to a blood relative). After the assignment of this Allotment, such third-party shall continue to make payments with respect to the Consideration in the manner set out in this Allotment letter.
- xii. Any assignment by you of this Allotment to a third party for which Aiikya Village Sarjapur LLP has given its written consent shall be at an additional charge of Rs. 100 (Rupees One Hundred only) per square foot calculated on the super built up area of the Unit and payable by you to Aiikya Village Sarjapur LLP. For the purposes of this Allotment and the Construction Agreement, blood relative shall mean father, mother, children and spouse.

Kindly acknowledge this allotment letter & return a copy of this to us in token of your acceptance

Thanks & Regards

Customer Signature