

PROFORMA ALLOTMENT NOTICE

Name: Mr. / Mrs. / Ms. _____

Date: _____

Address: No. _____

Phone: Tel / Mob : _____

Email : _____

Dear Sir/Madam,

Project: Brigade Parkside North

With reference to your Application, we are pleased to allot you Apt./Unit _____ on _____ Floor of Brigade Parkside North .

I. APARTMENT AREA

1	Carpet Area*	0 Sq. mtrs	0 Sq. ft
2	Private Balcony Area, if applicable	0 Sq. mtrs	0 Sq. ft
3	Common Area including External Wall Thicknesses	0 Sq. mtrs	0 Sq. ft
4	Super Built Up-Area (4 = (1+2+3))	0 Sq.mtrs	0 Sq. ft
5	Private Terrace Area, if applicable	0 Sq.mtrs	0 Sq. ft
6	Undivided Share in the Land	0 Sq.mtrs	0 Sq. ft

II. CAR PARK

1	Number of Car Park(s) Allotted	_____ ()
2	Type of Car Park-Covered / Open	_____/_____
3	Size of the Car Park(s) Allotted	0 Sq. mtrs 0 Sq. ft
4	Car Park Slot No(s).	_____

III. TOTAL SALE PRICE

1	Carpet Area Rate per Sq. mtrs/ Sq. ft	0 Sq. mtrs	0 Sq. ft
2	Unit Base Value (including reservation of 1 covered car park)	XXXXXXXXXX	
3	Private Terrace Area Value, if applicable	XXXXXXXXXX	
4	Floor Rise Charges, if applicable	XXXXXXXXXX	
5	Preferred Location Charges, if applicable	XXXXXXXXXX	
6	Reservation Charges for Additional Car Park, if applicable	XXXXXXXXXX	
7	Total (Agreement Value)	XXXXXXXXXX	

IV. PAYMENT SCHEDULE

		STATUS	
		Land Value	Construction Cost
1	On Booking	XXXXXXXXXX	XXXXXXXXXX
2	On Agreement	XXXXXXXXXX	XXXXXXXXXX
3	On Casting of Upper Basement slab	XXXXXXXXXX	XXXXXXXXXX
4	On Casting of First floor slab	XXXXXXXXXX	XXXXXXXXXX
5	On Casting of Third floor slab	XXXXXXXXXX	XXXXXXXXXX
6	On Casting of terrace slab	XXXXXXXXXX	XXXXXXXXXX
7	On commencement of flooring	XXXXXXXXXX	XXXXXXXXXX
8	On installation of lifts	XXXXXXXXXX	XXXXXXXXXX
9	On commencement of painting	XXXXXXXXXX	XXXXXXXXXX
10	On commencement of fixing of door and windows	XXXXXXXXXX	XXXXXXXXXX
11	On Possession	XXXXXXXXXX	XXXXXXXXXX
TOTAL		XXXXXXXXXX	

V. APPROXIMATE AMOUNT FOR FEES, TAXES & ADDITIONAL EXPENSES TO BE PAID IN ADDITION TO AGREEMENT VALUE:		
1	GST is calculated at 18% on construction value (works contract basis) and will be collected with every installment.	XXXXXXXXXX
2	Clubhouse charges are Rs. XXXXX plus GST at 18% to be paid on demand	XXXXXXXXXX
3	Additional charges towards Water, Electricity, STP and WTP plus GST at 18% are payable on demand.	XXXXXXXXXX
4	Stamp duty and registration charges as applicable which shall be paid at the time of registration.	XXXXXXXXXX
5	Legal fees plus applicable GST to be paid 15 days prior to the date of registration.	XXXXXXXXXX
6	Property assessment and sub-numbering charges plus GST @ 18% are payable on demand at actuals.	XXXXXXXXXX
7	Building Maintenance Charges will be collected up-front for 12 months' maintenance, plus GST at 18%.	XXXXXXXXXX
8	Deposit towards One-time Sinking Fund, equivalent to one year's maintenance charges will also be collected up-front.	XXXXXXXXXX
9	Deposit towards Campus Corpus Fund will be collected up-front as a one-time charges.	XXXXXXXXXX
TERMS & CONDITIONS		
1	Payments to be made within the due dates as per demand letters issued. All delayed payments will attract interest at SBI Marginal Cost Lending Rate (MCLR) + 2%, as per Real Estate (Regulation and Development) Act, 2016.	
2	Brigade, at their option can cancel the booking by forfeiting 10% of the Agreement Value, if the payments are not made by allottee as per allotment notice and/or if the agreement is not signed and returned to Brigade within 10 days of receipt of agreement for signature.	
3	Allotment is valid subject to realization of the booking amount and after the terms and conditions of application for allotment are duly signed by the allottee.	
4	Post-dated cheques are to be given in advance for all installments on receipt of allotment notice.	
5	1% TDS under Section 194-IA to be deducted and paid to the concerned authorities with each installment if the agreement value is Rs.50 Lakhs and above. On remittance of TDS, either Form 26 QB + Challan OR Form 16 B to be submitted to the builder without fail. The Allottee is responsible for any penalty levied by the authorities in case of any delay in payment of the same.	
Notes:		
1	Areas in sq.mtrs are rounded to 2 decimal places. Areas in sq.ft. are rounded to the nearest 10th. Other numbers are rounded off.	
2	Areas mentioned are subject to variation as permitted in Indian Standards of Weights and Measures Act, 1976. (1 sq.mtrs = 10.7639 sq.ft.)	
3	Any statutory charge/s imposed by government / statutory authorities will be payable by the Purchaser at the prevailing rates.	
4	GST at 18% (9% towards Central GST and 9% towards State GST)	
5	* Carpet Area As defined in the Real Estate (Regulation and Development) Act, 2016	
6	Errors & Omissions Exempted (E & O.E).	
Please ensure you comply with the terms of allotment.		
Thank you for choosing Brigade Group.		
Assuring you of our best services.		
Kindly sign the Duplicate of this Allotment Notice in token of your acceptance		
Yours Sincerely,		
ACKNOWLEDGEMENT		
I/We do hereby acknowledge the receipt of the Allotment Notice and have read, understood the contents, terms and conditions of the Allotment Notice. We confirm the correctness and agree to abide by the same.		
		Allottee/Purchaser