

PROFORMA ALLOTMENT NOTICE

Name: Mr. / Mrs. / Ms. _____

Date: _____

Address: No. _____

Phone: Tel / Mob : _____

Email : _____

Dear Sir/Madam,

Project: Tranquil at Brigade Cornerstone Utopia

With reference to your Application, we are pleased to allot you Apt./Unit _____ on _____ Floor of Tranquil at **Brigade Cornerstone Utopia** .

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	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 Carpet Area Value (including reservation of 1covered 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

1	On booking	XXXXXXXXXX
2	On agreement	XXXXXXXXXX
3	On casting of footing/raft	XXXXXXXXXX
4	On casting of upper basement floor slab	XXXXXXXXXX
5	On casting of ground floor slab	XXXXXXXXXX
6	On casting of fourth floor slab	XXXXXXXXXX
7	On casting of eighth floor slab	XXXXXXXXXX
8	On casting of twelfth floor slab	XXXXXXXXXX
9	On casting of sixteenth floor slab	XXXXXXXXXX
10	On casting of twentieth floor slab	XXXXXXXXXX
11	On casting of twenty-fourth floor slab	XXXXXXXXXX
12	On casting of terrace slab	XXXXXXXXXX
13	On commencement of flooring	XXXXXXXXXX
14	On commencement of installation of lifts	XXXXXXXXXX
15	On commencement of painting	XXXXXXXXXX
16	On commencement of fixing of door and windows	XXXXXXXXXX
17	On possession	XXXXXXXXXX
TOTAL		XXXXXXXXXX

V. APPROXIMATE AMOUNT FOR FEES, TAXES & ADDITIONAL EXPENSES TO BE PAID IN ADDITION TO AGREEMENT VALUE:

1	GST as applicable (payable with each instalment) .	XXXXXXXXXX
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2	Clubhouse charges plus GST .	XXXXXXXXXX
3	Additional charges towards Water, Electricity, STP and WTP plus GST	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	XXXXXXXXXX
7	Building Maintenance Charges will be collected up-front for 12 months' maintenance, plus GST .	XXXXXXXXXX
8	Deposit towards One-time Sinking Fund equivalent to one year's maintenance charges will also be collected up-front. Dose not attract GST.	XXXXXXXXXX
9	Deposit towards Campus Corpus Fund will be collected up-front as a one-time charges. Dose not attract GST.	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%.
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 instalments on receipt of allotment notice.
5	1% TDS under Section 194-IA to be deducted and paid to the concerned authorities with each instalment 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 prevailing rates (inclusive of applicable CGST and SGST)
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