

PROFORMA ALLOTMENT NOTICE

Name: Mr./Mrs./Ms. _____

Date: _____

Address: No. _____

Phone: Tel / Mob : _____ Email : _____

Dear Sir/Madam,

Project: Ivory Phase 1 at Brigade Orchards

With reference to your Application, we are pleased to allot you Apt./Unit _____ on _____ Floor of Brigade Ivory Phase-1.

I. APARTMENT AREA			Sq. Mtrs.	Sq. Ft.
	1	Carpet Area ^{(1)(a)}	0 Sq. mtrs	0 Sq. ft
	2	Balcony Area ^(b)	0 Sq. mtrs	0 Sq. ft
	3	Common Area and External Wall Thickness ^(c)	0 Sq. mtrs	0 Sq. ft
	4	Super Built Up Area ⁽²⁾ (a) +(b) +(c)	0 Sq.mtrs	0 Sq. ft
	5	Private Terrace Area or Garden Area ⁽³⁾		
	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	Sq. Mtrs.
	4	Car Park Slot No(s).	_____

III. TOTAL SALE PRICE			
	1	Carpet Area Rate per sq.mtrs/sq.ft	sq.mtrs sq.ft
	2	Unit carpet area value (including reservation of 1 car park, if applicable)	XXXXXXXX
	3	Private Terrace Area Value, if applicable	XXXXXXXX
	4	Floor Rise Charges, if applicable	XXXXXXXX
	5	Preferred Location Charges, if applicable	XXXXXXXX
	6	Reservation Charges for Additional Car Park, if applicable	XXXXXXXX
	7	Total (Agreement Value)	XXXXXXXX

IV. PAYMENT SCHEDULE			Amount
	1	On booking	XXXXXXXX
	2	On agreement	XXXXXXXX
	3	On Casting of raft/footing	XXXXXXXX
	4	On casting of Ground floor slab	XXXXXXXX
	5	On casting of Fifth floor slab	XXXXXXXX
	6	On casting of Tenth floor slab	XXXXXXXX
	7	On Casting of Terrace floor slab	XXXXXXXX
	8	On Commencement of Flooring	XXXXXXXX
	9	On Commencement of Painting	XXXXXXXX
	10	On Commencement of fixing of Doors & Windows	XXXXXXXX
	11	On Installation of Lifts	XXXXXXXX
	12	On intimation of possession	XXXXXXXX
		TOTAL	XXXXXXXX

V. APPROXIMATE AMOUNT FOR FEES, TAXES & ADDITIONAL EXPENSES TO BE PAID IN ADDITION TO AGREEMENT VALUE:		
1	GST as applicable (payable with each instalment) .	XXXXXXXX
2	Amenities charges plus GST	XXXXXXXX
3	Infrastructure charges plus GST	XXXXXXXX
4	Property assessment and sub-numbering charges plus GST	XXXXXXXX
5	Stamp duty on Agreement to sell.	XXXXXXXX

6	Solar Water heater Charges plus GST (if applicable)	XXXXXXXX
7	Reticulated gas plus GST (if applicable)	XXXXXXXX
8	Building Maintenance Charges for 12 months' maintenance, plus GST will be collected up -front .	XXXXXXXX
9	Deposit towards One-time Sinking Fund equivalent to one year's maintenance charges will also be collected up-front. Dose not attract GST.	XXXXXXXX
10	Legal fees for registration of RERA agreement payable directly to advocates . Does not attract GST.	XXXXXXXX
11	Legal fees for registration of sale deed payable directly to advocates . Does not attract GST.	XXXXXXXX
VI. TERMS & CONDITIONS		XXXXXXXX
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	TDS as applicable 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	
5	Stamp duty and registration charges area payable at the time of registration depending on government guideline value and prevailing rates	
VII. DISCLAIMER		
1	⁽¹⁾ Carpet Area as defined in RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive of balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment	
2	⁽²⁾ Super Built-up Area (SBA) includes carpet area as defined in RERA, balcony area if applicable, external wall thickness, and share of common areas	
3	⁽³⁾ Private Terrace Area is the Exclusive Open Terrace Area as defined in RERA which means the area of open terrace which is appurtenant to the net usable floor area of an apartment meant for exclusive use of the allottee	
4	Areas in sq.mtrs. are rounded to 2 decimal places. Areas in sq.ft. and other numbers are rounded off	
5	Areas mentioned are subject to variation as permitted in Indian Standards of Weights and Measures Act, 1976. 1 sq.mtrs. = 10.764 sq.ft.	
6	Any additional charge(s) imposed by government/statutory authorities during the currency of contract will be payable by the Purchaser.	
7	GST at prevailing rates (inclusive of applicable CGST and SGST)	
8	Errors and Omissions Excepted	
Kindly sign the duplicate copy of this Allotment Notice in token of your acceptance. Please ensure you comply with the terms of allotment.		
Thank you for choosing Brigade. We assure you of our best services.		
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