

ALLOTMENT LETTER

Date: _____

To,

Subject: Allotment of Flat in Project “**ARCHITHA AARNA**” at situated at Channasandra Village, Uttarahalli Hobli, Rajarajeshwari Nagar, Bengaluru South.

Dear Sirs/Madam ,

In response to your request for booking _____, *vide* Application Number _____, We hereby allot to you the captioned Plot as under:

1. Name of the Project : “**ARCHITHA AARNA**”
2. RERA Registration No: PRM/KA/RERA/ _____
3. Flat No. : _____
4. Flat Measurement : _____square feet,
5. Total Unit Price :

a. Sale Price (Basic Sale Price)	
b. Preferential Location charges	
c. Any other Charges	
TOTAL Amount in INR	

(Rupees _____
_____)

6. **Payment Schedule:**

The Allottee has paid a sum of Rs _____ (Rupees _____ only) (Which is lesser than 10% of the total sale value) as booking amount or application fee and hereby agrees to pay the balance amount of Rs (Rupees) in the following manner :-

- i. Amount of Rs. _____/- to be paid to the Promoter on or before Registration of Sale Deed.

7. Applicable Taxes, if any:

The Total Agreed Consideration is excluding Taxes (consisting of tax paid or payable by the Promoter on applicable taxes, in respect of the present transaction) and the same shall be paid by the Allottee from time to time, along with each instalment.

8. Execution of Agreement:

Forwarding this Allotment Letter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers the Agreement for Sale with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date hereof and, secondly, appears for registration of the same before the concerned jurisdictional Sub-Registrar as intimated by Promoter as per Real Estate (Regulation and Development) Act 2016 and Karnataka Real Estate (Regulation and Development) Rules 2017.

If the Allottee(s) fails to execute and deliver to the Promoter the Agreement for Sale for the allotted Plot within 30 (thirty) days from the date hereof along with due payment, this allotment shall be treated as cancelled and the Allottee shall have right only to seek refund of all sums deposited by him without any interest or compensation whatsoever and shall not have any claim in respect of the Plot. If the Promoter pays any Commission to any channel Partner/Real Estate Agent in respect of the booking of the Plot by the Allottee, then the Promoter shall be entitled to deduct such commission from the Booking Amount along with any applicable admin/handling charges, in the event of cancellation by the Allottee.

9. Other Conditions:

The total agreed total consideration for the Plot excludes the applicable stamp duty, registration fees payable for registration of Agreement for Sale and Sale Deed, expenses

incurred towards registration of Agreement for Sale and Sale Deed, Documentation Charges, taxes, if any.

Promoter is not responsible in any manner to arrange the loans for and on behalf of Allottee (s) from Banks or financial institutions.

If the Allottee(s) cancels the allotment prior to execution of the Agreement for Sale, then Promoter shall deduct an amount of Rs.25,000/- (Rupees Twenty Five Thousand Only) from the Booking Amount as administration/handling charges. The Promoter shall also deduct the applicable commission paid, if the Plot is booked through the assistance of the channel partner/real estate agent.

The allotment of the Plot is non-transferable and Allottee(s) cannot transfer the allotment to any third party, except to the Allottee(s) immediate family members, being spouse and children(s).

10. Particulars of the Allottee :

Name:_____;

Aged about_____years,

Occupation _____

Address:_____

PAN:_____

Aadhaar:_____

Bank Details:_____

11. Payment Receipt:

Rs._____, by cheque/DD No._____, dated _____,_____Bank, received from the Allottee.

Accepted:

(Allottee)

Issued by:

(The Promoter)