

PROFORMA ALLOTMENT LETTER

Date:

To

Mr / Mrs. / Ms.....

Aadhar No :

PAN No :

Address

Address

City PIN

Email :

Mobile:

Project: NIKOO-VI - Tower-B

Sub: Your request for allotment of Unit in the Project situated at

..... (Project Address) having K- RERA Registration No

.....

Dear Sir/Madam,

1. Allotment of Unit : This has reference to your request referred at the above subject. In this regard, we are pleased to inform that you have been allotted a Unit bearing No in Floor of

The details of the Unit is as given below :

I. UNIT AREA		Sq. Mtrs.	Sq. Ft.
1	Carpet Area ^{(1)(a)}	0 Sq. mtrs	0 Sq. ft
2	Sit-out/Balcony/Deck, Utility & External Wall Area ^(b)	0 Sq. mtrs	0 Sq. ft
3	Proportionate share in common areas such as, lobbies, lifts, staircases and all other areas of common use ^(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

2. Allotment of Carpark : Further, we are pleased to allot you car park (if applicable) along with the Unit as mentioned below, on the terms and conditions as shall be enumerated in the Agreement for Sale to be entered into between ourselves and yourselves.

1	Number of Car Park(s)Allotted	
2	Type of Car Park - Covered/Open	✓
3	Size of the Car Park(s)Allotted	 Sq.mts(approx.)

4	Car Park Slot No(s).	Nos. will be allotted later
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III. TOTAL SALE PRICE		Amount in INR
1	Land value	XXXXXXXX
2	Cost of construction of the Apartment including car parking	XXXXXXXX
3	Private Terrace Area Value, if applicable	XXXXXXXX
4	Floor Rise Charges, if applicable	XXXXXXXX
5	Preferred Location Charges, if applicable	XXXXXXXX
6	Total basic sale price	XXXXXXXX

* Fees, taxes & additional expenses to be paid in addition to total basic sale price as detailed in clause-10

3. Receipt of part consideration:

A. We confirm to have received from you an amount of Rs..... (Rupees only), being booking amount / advance payment. Receipt for the same has been shared with you.

B. If you fail to make the balance booking amount / advance payment within 15 days from the date of demand letter, further action as stated hereunder shall be initiated.

In the event the balance booking amount is not paid within the stipulated timeline from the date of demand letter, Promoter shall serve the **notice to the Allottee calling upon to pay the balance booking amount** within 15 (fifteen) days. Further, if not complied, the promoter shall be entitled to cancel this allotment letter. **On cancellation of the allotment letter the Promoter shall be entitled to** forfeit the amount paid by the Allottee or such amount as mentioned in the Table enumerated in Clause 9. In no event **the amount to be** forfeited **shall** exceed the amount mentioned in the above referred Table.

4. Disclosure of information:

We have made available the following information namely: -

i) The sanctioned plans, layout plans, along with specifications, approved by the competent Authority are displayed at the project site and have also been uploaded on K-RERA website.

ii) The stage wise progress of the project is uploaded on K-RERA website, as stipulated by RERA Authority.

iii) The website address of K-RERA is: <https://rera.karnataka.gov.in/>

5. Encumbrances:

We hereby confirm that we encumbered project land and the said unit with Lender, Axis Finance Limited for development of the project. Also note that IDBI Trusteeship Services Ltd. acting as Security Trustee to the Lender.

6. Further Payments:

Further payments towards the consideration of the said unit including charges towards car **parking** space(s)(if applicable), shall be made by you, as per the terms and conditions as more specifically enumerated / stated in the Agreement for Sale to be entered **into** between **ourselves** and **yourselves**. **The payment details are given below for your reference:**

1	Booking Amount	XXXXXXXX
2	Balance booking amount within 15 days of b	XXXXXXXX
3	within 15 days of execution of agreement fo	XXXXXXXX
4	On Commencement of Footing	XXXXXXXX
5	On Commencement of First Basement Floor	XXXXXXXX
6	On Commencement of Ground Floor Slab	XXXXXXXX
7	On Commencement of Second Floor Slab	XXXXXXXX
8	On Commencement of Fourth Floor Slab	XXXXXXXX
9	On Commencement of Sixth Floor Slab	XXXXXXXX
10	On Commencement of Eighth Floor Slab	XXXXXXXX

11	On Commencement of Tenth Floor Slab	XXXXXXXX
12	On Commencement of Twelfth Floor Slab	XXXXXXXX
13	On Commencement of Terrace Floor Slab	XXXXXXXX
14	On Commencement of Flooring & Tiling	XXXXXXXX
15	On Intimation of Possession	XXXXXXXX

7. Possession:

The said unit along with the car parking spaces(s) (if applicable) shall be handed over to you on or before..... (RERA Possession Date) subject to the payment of the consideration amount as conditions as more specifically enumerated / stated in the agreement for sale to be entered in and yourselves.

8. Interest Payment:

In case of delay in making any payments, you shall be liable to pay interest at the rate which state bank of India highest Marginal Cost of Lending Rate plus two percent.

9. Cancellation of allotment:

i) In case you desire to cancel the booking, prior to executing the Agreement for Sale, an amount Table hereunder would be deducted and the balance amount, if any shall be refunded to you 45 days from the date of receipt of your letter requesting to cancel the said booking.

Sl. No.	If the letter requesting to cancel the booking is received	Amount to be deducted
1	Within 15 days from issuance of the allotment letter	Nil
2	Within 16 to 30 days from issuance of the allotment letter	1% of the Total cost of the said unit
3	Within 31 to 60 days from issuance of the allotment letter	1.5% of the Total cost of the said unit
4	After 61 days from issuance of the allotment letter.	2% of the Total cost of the said unit

The amount deducted shall not exceed the amount as mentioned in the table above. However, necessary GST on Cancellation charges shall be applicable. ii) In the event the amount due and payable, referred in Clause 9 is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking along with Letter of Undertaking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

10. Other payments: You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments indicated below and more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

APPROXIMATE AMOUNT FOR FEES, TAXES & ADDITIONAL EXPENSES TO BE PAID IN ADDITION TO TOTAL BASIC SALE PRICE:

1	GST payable on..... Value	XXXXXXXX
2	Club House Fee/charges is subject to GST payable on agreement	XXXXXXXX

3	Infrastructure & Development charges plus GST are payable on demand	XXXXXXXX
4	Legal and other Service charges including GST	XXXXXXXX
5	Stamp duty on Agreement to sell	XXXXXXXX
7	Reticulated Gas Connection charges plus GST (if applicable)	XXXXXXXX
8	Advance Maintenance Charges for 12 months plus GST will be collected at the time of intimation for possession.	XXXXXXXX
9	Deposit towards One-time Sinking Fund collected at the time of intimation for possession.. Does not attract GST.	XXXXXXXX
10	Legal fees for registration of RERA Agreement payable directly to advocates	XXXXXXXX
11	BESCOM/BWSSB	on actuals at the time of possession
12	Backup Generator Charges	XXXXXXXX

11. Proforma of the Agreement for Sale and binding effect: The proforma of the Agreement for Sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.

12. Execution and registration of the Agreement for Sale:

i) You shall execute the agreement for sale within days from receipt of Agreement to Sell is dispatched for your signature and accordingly complete the registration.

ii) If you fail to execute the agreement for sale within the stipulated period we shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit (along with necessary GST charges) and the balance amount if any, shall be refunded without interest within 45 days from the date of Cancellation Notice being sent to you.

iii) In the event the balance amount referred in Clause 12 (ii) above is not refunded within 45 days from the date of Cancellation notice, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

13. Validity of allotment letter:

This allotment letter is valid till the execution of the Agreement for Sale between ourselves and yourselves. Cancellation of allotment of the said unit thereafter shall be covered by the terms and conditions of the Agreement for Sale.

14. Notes:

1	Allotment is valid subject to realization of the booking amount.
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2	TDS as applicable under Section 194-IA to be deducted by Allottee and paid to the concerned authorities with each instalment if the agreement value (including additional charges and excluding Corpus fund) is Rs.50 Lakhs and above. On remittance of TDS, 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
3	Stamp duty and registration charges are payable at the time of registration depending on government guideline value and prevailing rates
4	The milestone linked demand for payments will be raised upon achievement of construction activities at site. While the milestones for casting of slabs are sequential, the finishing works like tiling, painting etc may not be sequential. They may be initiated in parallel before completion of last slab to ensure faster delivery of project. Hence payment for such activities may be demanded before completion of last slab and not in a pre-defined sequence.

DISCLAIMER

1	⁽¹⁾ Carpet Area as defined in RERA: The net usable floor area of an Unit, 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 Unit 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 Allottee.
7	GST at prevailing rates (inclusive of applicable CGST and SGST)
8	Errors and Omissions Exempted

Please ensure to comply with the terms of allotment.

Thank you for choosing Bhartiya. We assure you of our best services.

Yours Sincerely,

1. Authorised Signatory _____

2. Authorised Signatory (PSH) _____

CONFIRMATION & ACKNOWLEDGEMENT

I / We have read and understood the contents of this allotment letter. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

PROFORMA ALLOTMENT LETTER

Date:

To
Mr / Mrs. / Ms.....
Aadhar No :
PAN No :
Address
Address
City PIN
Email :
Mobile:

Project: NIKOO-VI - Tower- A & C

Sub: Your request for allotment of Unit in the Project situated at

..... (Project Address) having K- RERA Registration No

Dear Sir/Madam,

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1	Number of Car Park(s)Allotted	
2	Type of Car Park - Covered/Open	✓
3	Size of the Car Park(s)Allotted	 Sq.mts(approx.)
4	Car Park Slot No(s).	Nos. will be allotted later

III. TOTAL SALE PRICE	Amount in INR
1 Land value	XXXXXXXX

2	Cost of construction of the Apartment including car parking	XXXXXXXXXX
3	Private Terrace Area Value, if applicable	XXXXXXXXXX
4	Floor Rise Charges, if applicable	XXXXXXXXXX
5	Preferred Location Charges, if applicable	XXXXXXXXXX
6	Total basic sale price	XXXXXXXXXX

* Fees, taxes & additional expenses to be paid in addition to total basic sale price as detailed in clause-10

3. Receipt of part consideration:

A. We confirm to have received from you an amount of Rs..... (Rupees only), being booking amount / advance payment. Receipt for the same has been shared with you.

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17	On Intimation of Possession	XXXXXXXXXX

7. Possession:

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8	Advance Maintenance Charges for 12 months plus GST will be collected at the time of intimation for possession.	XXXXXXXX
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DISCLAIMER

1	⁽¹⁾ Carpet Area as defined in RERA: The net usable floor area of an Unit, 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
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7	GST at prevailing rates (inclusive of applicable CGST and SGST)
8	Errors and Omissions Exempted
Please ensure to comply with the terms of allotment. Thank you for choosing Bhartiya. We assure you of our best services. Yours Sincerely, 1. Authorised Signatory 2. Authorised Signatory (PSH)	
CONFIRMATION & ACKNOWLEDGEMENT	
I / We have read and understood the contents of this allotment letter. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.	

PROFORMA ALLOTMENT LETTER

Date:

To
Mr / Mrs. / Ms.....
Aadhar No :
PAN No :
Address
Address
City PIN
Email :
Mobile:

Project: NIKOO-V - Tower-3, 4, &5

Sub: Your request for allotment of Unit in the Project situated at

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Dear Sir/Madam,

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	1	Booking Amount	XXXXXXXX
	2	Balance booking amount within 15 days of booking date (equivalent to 10% of the sale value)	XXXXXXXX
	3	within 15 days of execution of agreement for sale	XXXXXXXX
	4	On Commencement of Footing	XXXXXXXX
	5	On Commencement of Second Basement Floor Slab	XXXXXXXX
	6	On Commencement of Ground Floor Slab	XXXXXXXX
	7	On Commencement of Second Floor Slab	XXXXXXXX
	8	On Commencement of Sixth Floor Slab	XXXXXXXX
	9	On Commencement of Tenth Floor Slab	XXXXXXXX
	10	On Commencement of Fourteenth Floor Slab	XXXXXXXX
	11	On Commencement of Eighteenth Floor Slab	XXXXXXXX
	12	On Commencement of Twenty Second Floor Slab	XXXXXXXX
	13	On Commencement of Twenty Sixth Floor Slab	XXXXXXXX
	14	On Commencement of Thirtieth Floor Slab	XXXXXXXX
	15	On Commencement of Thirty Four Floor Slab	XXXXXXXX
	16	On Commencement of Terrace Floor Slab	XXXXXXXX
	17	On Commencement of Flooring	XXXXXXXX
	18	On Commencement of Painting	XXXXXXXX
	19	On intimation of Possession	XXXXXXXX
	20	Other Charges Payable on intimation of possession	XXXXXXXX

7. Possession:

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The amount deducted shall not exceed the amount as mentioned in the table above. However, necessary GST on Cancellation charges shall be applicable. ii) In the event the amount due and payable, referred in Clause 9 is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking alongwith Letter of Undertaking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

10. Other payments: You shall make the payment of GST, stamp duty and registration charges, as applicable and such other payments indicated below and more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

APROXIMATE AMOUNT FOR FEES, TAXES & ADDITIONAL EXPENSES TO BE PAID IN ADDITION TO TOTAL BASIC SALE PRICE:

1	GST payable on..... Value	XXXXXXXX	
2	Club House Fee/charges is subject to GST payable on agreement	XXXXXXXX	
3	City Infrastructure & Development charges plus GST are payable on demand	XXXXXXXX	
4	Legal and other Service charges including GST	XXXXXXXX	
5	Stamp duty on Agreement to sell	XXXXXXXX	
7	Reticulated Gas Connection charges plus GST (if applicable)	XXXXXXXX	
8	Advance Maintenance Charges for 12 months plus GST will be collected at the time of intimation for possession.	XXXXXXXX	
9	Deposit towards One-time Sinking Fund collected at the time of intimation for possession.. Does not attract GST.	XXXXXXXX	
10	Legal fees for registration of RERA Agreement payable directly to advocates .	XXXXXXXX	
11	BESCOM/BWSSB	on actuals at the time of possession	
12	Backup Generator Charges	XXXXXXXX	

11. Proforma of the Agreement for Sale and binding effect: The proforma of the Agreement for Sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for sale does not create a binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.

12. Execution and registration of the Agreement for Sale:

i) You shall execute the agreement for sale within days from receipt of Agreement to Sell is dispatched for your signature and accordingly complete the registration.

ii) If you fail to execute the agreement for sale within the stipulated period we shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit (along with necessary GST charges) and the balance amount if any, shall be refunded without interest within 45 days from the date of Cancellation Notice being sent to you.

iii) In the event the balance amount referred in Clause 12 (ii) above is not refunded within 45 days from the date of Cancellation notice, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

13. Validity of allotment letter:

This allotment letter is valid till the execution of the Agreement for Sale between ourselves and yourselves. Cancellation of allotment of the said unit thereafter shall be covered by the terms and conditions of the Agreement for Sale.	
14. Notes:	
1	Allotment is valid subject to realization of the booking amount.
2	TDS as applicable under Section 194-IA to be deducted by Allottee and paid to the concerned authorities with each instalment if the agreement value (including additional charges and excluding Corpus fund) is Rs.50 Lakhs and above. On remittance of TDS, 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
3	Stamp duty and registration charges are payable at the time of registration depending on government guideline value and prevailing rates
4	The milestone linked demand for payments will be raised upon achievement of construction activities at site. While the milestones for casting of slabs are sequential, the finishing works like tiling, painting etc may not be sequential. They may be initiated in parallel before completion of last slab to ensure faster delivery of project. Hence payment for such activities may be demanded before completion of last slab and not in a pre-defined sequence.
DISCLAIMER	
1	⁽¹⁾ Carpet Area as defined in RERA: The net usable floor area of an Unit, 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 Unit 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 Allottee.
7	GST at prevailing rates (inclusive of applicable CGST and SGST)
8	Errors and Omissions Exempted
Please ensure to comply with the terms of allotment.	
Thank you for choosing Bhartiya. We assure you of our best services.	
Yours Sincerely,	
1.Authorised Signatory	2. Authorised Signatory (PSH)
CONFIRMATION & ACKNOWLEDGEMENT	
I / We have read and understood the contents of this allotment letter. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.	