

Prepared on 23/10/2024

PROFORMA
ON THE LETTER HEAD OF THE PROMOTER
LETTER OF ALLOTMENT

No. _____

Dt :

TO :

Mr./Mrs./M/s. _____,
 _____,
 _____.

Dear Sirs/Madam,

PROJECT : **'SHRAVANE ICON'** : Property bearing Municipal No.16 (Old Municipal Nos.16, 17, 17/1 and 17/2) situated in Vani Vilas Road, Vishveshwarapuram, Municipal Ward No.50 of Vishveshwarapuram, Bangalore-560 004 registered with the Real Estate Regulatory Authority and bearing registration number _____.

SUBJECT : Allotment of Apartment bearing No. _____ in _____ Floor comprising of _____ BHK admeasuring _____ Sq. Ft. of Carpet area of the building and _____ covered parking space situated at (Basement and/or Ground Floor) at **'SHRAVANE ICON'**.

REF : Your Application for Allotment dated _____.

With reference to your application, we acknowledge receipt of your Application for Allotment dated ____/____/2024 along with Cheque dated ____/____/2024 bearing No. _____ drawn on _____ Bank, _____ Branch, Bangalore, in our favour for Rs. _____/- (Rupees _____ Only) towards booking amount for considering your request for allotment of the Apartment, in the name(s) of (1) _____ (2) _____.

From your Application of Allotment, we understand that you have visited our webpage maintained on the website of the Real Estate Regulatory Authority (RERA) and have gone through and fully understood the contents stipulated therein vis-a-vis Project *inertalia* Sanctioned Plans, the timelines for completion, specifications, facilities and amenities to be provided, Proformas of the Letter of Allotment, Agreement for Sale and the Sale Deed to be executed and have understood all the laws, rules, regulations, notifications, etc., applicable to the Project; all the Disclosures made and only after taking the legal advice and being satisfied with the title and approvals have applied for the allotment of the said Apartment.

Subject to the realization of the booking amount, we are pleased to allot you the Apartment bearing No.____ in _____ Floor of comprising of _____ BHK admeasuring _____ Sq. Ft. of Carpet area in '**SHRAVANE ICON**' alongwith_____ covered parking space situated at (Basement and/or Ground Floor) for a total consideration as stated below including the proportionate price of the common areas and facilities appurtenant to the Apartment subject to following the payment schedule, and the terms and conditions as stipulated hereinbelow:

Total Value of the Apartment and proportionate share in Common Areas including in the land share in the land. (Rs._____/ - x _____ Sft.)	Rs._____/ -	
Other Charges: 1. 2. 3. 4. 5. 6.	Rs._____/ - Rs._____/ - Rs._____/ - Rs._____/ - Rs._____/ - Rs._____/ -	
PAYMENT SCHEDULE		STATUS
Booking Amount	Rs._____/ -	
On execution of Agreement for Sale	Rs._____/ -	
Balance as per payment Schedule in the Agreements to be executed	Rs._____/ -	

TERMS & CONDITIONS

- 1) As indicated at the time of booking, the additional expenses towards external electrification, water & sanitary charges, service charges for Property Assessment / Khata Transfer; Stamp Duty, Registration & Legal Fee, will be payable on demand. Timely payments shall be made by you towards the Cost of Apartment and the common areas and facilities appurtenant to the Apartment.
- 2) Tentative Building Maintenance charges per month equivalent to one year's maintenance charges are payable by you on demand. and onetime corpus fund shall be payable to the association.
- 3) Payment to be made within the due dates mentioned in the Letter of Allotment and whether the agreement is signed or not. Any collection charges or cheque dishonor charges levied by bank shall be recovered from you with interest. All delayed payments will attract interest at the prevailing State Bank of India highest Marginal Cost of Lending Rate plus Two percent.
- 4) You shall deduct taxes at source at the rate of 1 per cent on the total sale consideration, as required under section 194IA of the Income-tax Act, 1961 ("the IT Act") for each of the payments made towards the total sale consideration and comply with the provisions of the IT Act. You shall issue a certificate of deduction of tax in Form 16B to us.
- 5) We at our option can cancel the booking by deducting the booking amount if the payment is not made as per this Letter of Allotment and if the Agreement for Sale is not signed, registered and returned to us, within (15) Fifteen days of receipt of Agreement for Sale or any extended period. You shall attend the office of the Sub-Registrar within 15 (Fifteen) days of receipt of Agreement for Sale for execution and registration of Agreement for Sale on the day, date and time that will be communicated to you by us. This Allotment Letter shall be valid only till execution of Agreement for Sale for the Apartment. Requisite stamp duty & registration charges on the Agreement for Sale is to be paid by you.
- 6) Allotment is valid subject to realization of the booking amount and the terms and conditions of 'Application for Allotment' is duly signed by you/purchaser or power of Attorney. Handing over of the Agreement for Sale to you by us does not create a binding obligation on us or on you until, firstly you sign and deliver Agreement for Sale with all the schedules and annexures along with the payment of dues as stipulated in the Payment Schedule within 10 (ten) days from the date hereof by you and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by us.

- 7) Post dated cheques are to be given in advance for all installments on receipt of Letter of Allotment. All payments should be made by way of account payee Demand Draft/Local Cheque in our favour, payable at Bangalore. Please note that all payments towards booking / sale of the said Apartment shall be made only by you and not by any other party on your behalf. Payment made by third party on your behalf shall not be accepted and recognized by us.
- 8) You shall not transfer, assign or part with interest or benefit of this Letter of Allotment until all the dues payable by you to us are fully paid up; and only if the you have not been in breach of any of the terms and conditions of this Letter of Allotment and also you have obtained prior permission in writing from us for such assignment and has paid 5% (Five Percent) of the total consideration, alongwith GST and other levies/taxes etc., as applicable, towards transfer charges and administrative charges. Any such assignment / sale / transfer by your in breach of this Letter of Allotment shall be unauthorized and not binding upon us.
- 9) Changes in standard specifications by you are not acceptable as changes adversely affect the completion schedule of the project.
- 10) Issuance of this Letter of Allotment is only a provisional allotment in you favour which will get confirmed only after signing and executing the Agreement for Sale and agreeing to abide by the terms and conditions laid down therein.
- 11) Errors & Omissions Exempted (E & O.E).

Please ensure to comply with the terms of allotment and sign this letter in token of your acceptance of the above terms.

Thank you for choosing '**SHRAVANEES ICON**'.

Yours Sincerely,
for **M/s. SHRAVANEES HOLDINGS,**

I/We agree for the above,

Allottee.

Managing Partner.

Date :