

ANNEXURE-1

MODEL FORM OF ALLOTMENT LETTER

Note:- i) for compliance of the provisions of clause (g) of sub-section (2) of Section 4 of the Real Estate (Regulation-and-Development) Act, 2016-{the Act}, the proforma-of-the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.

ii) It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten percent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance or Booking amount.

No. _____/_____/2024-25

Date: _____

To,

Mr/Mrs./ Ms.

R/O

(Address)

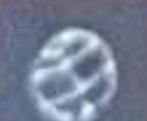
Telephone/Mobile number.....

Pan Card No.: Aadhar Card No.: Email ID:.....

Sub: Your request for allotment of flat/ commercial premises/plot in the project known as **VAISHNO LUXURIA** situated at property bearing sy 12 and 86, Nekundi dommasandra village, sarjapura, Anekal Taluk Bangalore-560087 having K-RERA Registration No.....

For VAISHNO VENTURES

Managing Partner



Sir/Madam,

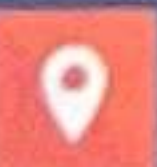
1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a ROW VILLA flat/villa/bungalow/ commercial premises bearing No.....admeasuring RERA Carpet area.....Sq.mtrs equivalent to Sq.ft. situated on.....floor in Building/ Tower...../Block/ Wing.....in the project known as VAISHNO LUXURIA (Project name) having K-RERA Registration No.....herein after referred to as "the said unit", being developed on land bearing Survey No sy 12 and 86,
Nekundi dommasandra village,sariapura,Anekal Taluk Bangalore-
560087./CTS No/Plot

No.(s).....situated/located/lying and

For VAISHNO VENTURES

Managing Partner



at..... (Project
address) admeasuring.....Sq.mtrs. for a total consideration of
Rs.....only} exclusive of GST, stamp duty
and registration charges.

..oR

1. Allotment of the said unit:

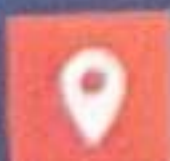
This has reference to your request referred to at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a plot bearing No.....admeasuring.....Sq.mtrs. equivalent to.....Sq.ft. in the project known as..... having K-RERA Registration No.....herein after referred to as "the said unit", being developed on land bearing Survey No./CTS No/Plot No.s.....situated/located/lying and being at..... (Project address) admeasuring.....Sq.mtrs. for a total consideration of Rs.....only) exclusive of GST, stamp duty and registration charges.

2. Allotment of Garage/Covered Parking space(s):

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No(s).....admeasuring..... sq. mtrs equivalent to.....Sq.ft./covered car parking space(s)at.....level basement /podium bearing No(s).....admeasuring.....Sq.mtrs, equivalent to.....sq. ft./stilt Parking bearing No(s).....

For VAISHNO VENTURES
Managing Partner

Page 3



SY.No.139, Vaishno Ambaram, Gunjur Village, Varthur Hobli, Bangalore East, Karnataka - 560087.



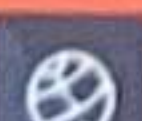
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admeasuring.....sq.mtrs equivalent to.....sq.ft./niechanical
car parking unit bearing No(s)admeasuring.....sq. mtrs.
equivalent tosq.ft. on the terms and conditions as shall be
enumerated in the agreement for sale to be entered into between
ourselves and yourselves.

For VAISHNO VENTURES
C. Sridhar
Managing Partner



OR

2. **Allotment of open car parking:**

Further I/We have the pleasure to inform you that you have been allotted an open car parking bearing No.,.....without consideration.

3. **Receipt of part consideration:**

I / we confirm to have received from you an amount of Rs.....
(Rupees.....only), (this amount shall not be more than 10% of the cost of the said unit) being.....% of the total consideration value of the said unit as booking amount/ advance payment on.....through mode of payment.

OR

3. **Receipt of part consideration:**

A. You have requested us to consider payment of the booking amount/ advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you an amount of Rs.....(Rupees.....only) being.....% of the total consideration value of the said unit as booking amount/advance payment on.....Through.....,The balance..... % of the booking amount/advance payment shall be paid by you in the following manner.

i)	Rs.	Rupees.	On or before:
ii)	Rs.	Rupees.	On or before:
iii)	Rs.	Rupees.	On or before:
iv)	Rs.	Rupees.	On or before:

For VAISHNO VENTURES
[Signature]
Managing Partner

Note: The total amount accepted under this clause shall not be more than 100%

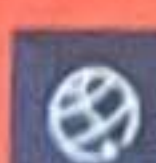
Page 5



SY.No.139, Vaishno Ambaram, Gunjur Village, Varthur Hobli, Bangalore East, Karnataka - 560087.



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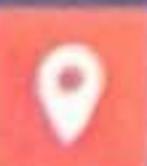


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of the cost of the said unit.

- B. If you fail to make the balance.....% of the booking amount / advance payment within the time period stipulated above further action as stated in Clause 12 hereunder written shall be taken by us as against you.

For VAISHNO VENTURES
e. s. s. s.
Managing Partner



Disclosures of information:

I/We have made available to you 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 time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and
- iii) The website address of K-RERA is
<https://rera.karnataka.gov.in/>

4. En_eumbrances:

I/ We hereby confirm that the said unit is free from all encumbrances and
1/we hereby further confirm that no encumbrances shall be created on the said unit.

OR

I/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

- a)
- b)
- c)

However we undertake not to create any mortgage after this allotment is confirmed by you.

5. Fu_rther payments:

Further payments towards the consideration of the said unit as well as of

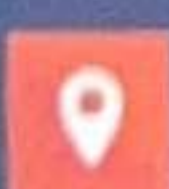
For VAISHNO VENTURES
[Signature]
Managing Partner



the garage(s)/covered car parking space(s) shall be made by you, in the manner and at the times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

For VAISHNO VENTURES

Managing Partner



Possession:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to- you on or before 25/10/2027 subject to the payment of the consideration amount of the said unit as well as of the garage(s), L.C., V.C., etc. and car parking space(s) in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

6. Interest payment:

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

7. Cancellation of allotment:

- i) In case you desire to cancel the booking an amount mentioned in the Table hereunder written* would be deducted and the balance amount due and payable shall be refunded to you without interest within 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 cost of the said unit;
3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said unit;
4.	After 61 days from issuance of the allotment letter.	2% of the cost of the said unit.

* The amount deducted shall not exceed the amount us mentioned in the table above.

- ii) In the event the amount due and payable referred in Clause 9

For VAISHNO VENTURES

 Managing Partner



- li) above is not refunded within 45 days from the date of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the balance amount with interest calculated at the rate which shall be the State Bank of India

For VAISHNO VENTURES
[Signature]
Managing Partner



highest Marginal Cost of Lending Rate plus two percent.

VAISHNO VENTURES

8. Other terms:

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

9. 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.

10. Execution and registration of the agreement for sale:

- i) You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such period as may be communicated to you.*The said period of 2 months can be further extended on our mutual understanding.

*

In the event the booking amount is collected in stages and if the Allottee fails to pay the subsequent stage installment, the promoter shall serve upon the Allottee notice calling upon the Allottee to pay the subsequent stage installment within 15 (fifteen) days which 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 whichever is less. In no event the amount to be forfeited shall

Page
For VAISHNO VENTURES
[Signature]
Managing Partner



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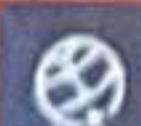


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exceed the amount mentioned in the above referred Table. Except for the above all the terms and conditions as enumerated in this allotment letter shall be applicable even for cases where booking amount is collected in stages.

For VAISHNO VENTURES

Managing Partner



- ii) If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, you shall be entitled to receive upon you a notice calling upon you to execute the agreement for sale and appear for registration of the same within 15-(Fifteen) days, which if not complied, I/we shall be entitled to cancel this allotment letter and further I/we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit and the balance amount if any due and payable shall be refunded without interest within 45 days from the date of expiry of the notice period.
- iii) In the event the balance amount due and payable referred in Clause 12 (ii) above is not refunded within 45 days from the date of expiry of the notice period, 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.

11. Validity of allotment letter:

This allotment letter shall not be construed to limit your rights and interest upon execution and registration 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 said registered document.

12. Headings:

Headings are inserted for convenience only and shall not affect the construction of the various Clauses of this allotment letter.

For VAISHNO VENTURES
[Signature]
Managing Partner

Page 13



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Signature.....

Name.....

(Promoter(s)/ Authorized Signatory)

(Email Id.):

Date:

Place:

For VAISHNO VENTURES

Managing Partner



CONFIRMATION & ACKNOWLEDGEMENT

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

Date:.....

Place:.....

Signature:.....

Name:.....

(Allottee/s)

For VAISHNO VENTURES
[Signature]
Managing Partner



Annexure-A Stage wise time schedule of completion of the project

Sl. No.	Stages	Date of Completion
1	Excavation	01/05/2024
2	Basements (if any)	NA
3	Podiums (if any)	NA
4	Plinth	26/01/2025
5	Stilt (if any)	NA
6	Slabs of super structure	21/04/2025
7	Internal walls, internal plaster, completion of floorings, doors and windows	23/07/2025
8	Sanitary electrical and water supply fittings within the said units	05/10/2025
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	07/08/2026
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	01/11/2026
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical, fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete project as per specifications in agreement of sale, any other activities.	22/01/2027
12	Internal roads & footpaths, lighting	11/02/2027
13	Water supply	18/03/2027
14	Sewerage (chamber, lines, septic tank, STP)	12/04/2027
15	Storm water drains	26/04/2027
16	Treatment and disposal of sewage water	17/05/2027
17	Solid waste management & disposal	14/06/2027
18	Water conservation / rain water harvesting	21/07/2027
19	Electrical meter room, sub-station, receiving station.	12/10/2027



For VAISHNO VENTURES
Manager

Promoter (s) / Authorized
Signatory

For VAISHNO VENTURES

Managing Partner

