

Tec 'P' Block

-:ALLOTMENT LETTER:-

Date: 00th NOVEMBER 2018

To,

Sri.-----, S/o.-----, Aged 55 years,
Residing at----- No.55, 10th Cross, Kanakanagar,
R.T.Nagar Post, Bengaluru- 560 032.
E mail id:

PAN No. : 0000000000.

AADHAR No. : 0000 0000 0000.

SUB: Allotment of Site No. 000 in the project known as "THE CALIFORNIA COUNTY"
situated at Chikkaballpur.

REF: Preferntial Number 0000 Dated 00.00.2018.

Dear Sir/Madam,

We hereby allot you Site No. 000 measuring EAST to WEST 00.00 Ft., and NORTH to SOUTH 00.00 Ft., in all measuring 00.00 Sq.Ft (hereinafter referred to as the Individual Site) in our Layout known as "THE CALIFORNIA COUNTY – BLOCK P" carved out of in Sy.No. 152/2 and Sy.No. 152/5 situated at Gangerekaluve Village, Kasaba Hobli in Chikkaballapur Taluk & District for the total Sale Consideration of Rs.00,00,000 /- (Rupees ----- Only).

We have received a sum of Rs.00,00,000 /- (Rupees ----- Only) as earnest money in respect of the above referred apartment. Details of the same are as follows;

A. Rs.0,00,000/- (Rupees ----- Lakhs Only) by way of Cheque No.000000 Dated 00.00.2018 drawn on ----- Bank, ----- Branch, Bengaluru.

B. Rs.0,00,000/- (Rupees ----- Lakhs Only) by way of RTGS No. ~~00000000000000000000~~ dated ~~00.00.2018~~ transferred from ----- Bank, ----- Branch, Bangalore.

Project is registered as per the provisions of RERA with the Real Estate Regulatory Authority at under No.____Dated 00.00.2018. This allotment letter is issued to you on the understanding and assurance given by you to us that you will enter into regular Agreement for Sale under the provisions of the Real Estate (Regulation and Development) Act, 2016, (as amended up to date) on terms and conditions, which may contain therein.

You undertake to execute the Ownership Agreement as and when called upon you by us and pay the necessary stamp duty and registration charges thereof. All the terms and conditions mentioned in the Allotment Letter and/or Agreement for Sale or such other documents executed for sale of the site shall be binding on you and confirm that this allotment is the basis of commercial understanding of the parties.

-:TERMS AND CONDITIONS:-

- 1) All the terms and conditions mentioned in the Draft Agreement to Sale Document which is available on RERA website and personally shown to the allottee are applicable to this letter of allotment.

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- 2) Upon issuance of this Letter of Allotment, the Allottee shall be liable to pay the aforesaid Sale Consideration Value.
- 3) The allottee shall not Transfer or Resale this unit without prior consent of the Promoter till the Document Agreement to Sale is Registered.
- 4) In the event the allottee fails to make payment after booking the unit till the Registration of the Agreement to Sale, the liquidated damages of **10%** on the amount as on date paid shall be recovered and the rest amount will be refunded with no interest on rebooking of the subject site to the New Allottee.
- 5) All letters, circulars, receipt and /or notices to be served on allottee as contemplated by this present shall be deemed to have been duly served if sent by registered post A.D. at the address given by the allottee to us and on e-mail Id provided which will be sufficient proof of receipt of the same by the allottee and shall completely and effectively discharged of our entire obligations.
- 6) This Letter of Allotment shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Bengaluru alone shall have exclusive jurisdiction over all matters arising out of or relating to this Letter of Allotment. Any dispute shall be settled by a Sole Arbitrator and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
- 7) Our Customer Relationship Management team can be contacted for any queries or assistance on the following coordinates: Phone No.: **00000000000/ 00000000000**
- 8) Email: **rkcalifornia@gmail.com / legalrke@gmail.com**
- 9) Kindly confirm the above arrangement by signing the Allotment Letter.

Thanking You,

Yours faithfully,

For M/s RK ENTERPRISES

We confirm and accept Partner's

1)

2)

-TERMS AND CONDITIONS-

- 1) All the terms and conditions mentioned in the Draft Agreement to Sale Document which is available on RKCA website and personally shown to the allottee are applicable to this letter of allotment.