

PROFORMA ALLOTMENT NOTICE				
Name: Mr. / Mrs. / Ms. _____			Date: _____	
Address: No. _____				

Phone: Tel / Mob : _____			Email : _____	
Dear Sir/Madam,				
Project: Brigade Sapphire Mysore				
With reference to your Application, we are pleased to allot you Apt./Unit _____ on _____ Floor of Brigade Sapphire Mysore.				
I. APARTMENT AREA			Sq. Mtrs.	Sq. Ft.
	1	Carpet Area ⁽¹⁾	0 Sq. mtrs	0 Sq. ft
	2	Balcony Area ⁽²⁾	0 Sq. mtrs	0 Sq. ft
	3	Common Area and External Wall Thickness ⁽³⁾	0 Sq. mtrs	0 Sq. ft
	4	Super Built Up Area (1) +(2) +(3)	0 Sq.mtrs	0 Sq. ft
	5	Private Terrace Area or Garden Area	0 Sq.mtrs	0 Sq. ft
	6	Undivided Share in the Land	0 Sq.mtrs	0 Sq. ft
II. CAR PARK				
	1	Number of Car Park(s) Allotted	_____ ()	
	2	Type of Car Park - Covered / Open	_____ / _____	
	3	Size of Car Park(s) Allotted	0 Sq. mtrs	0 Sq. ft
	4	Car Park Slot No(s).	_____	
III. TOTAL SALE PRICE				
	1	Carpet Area Rate per Sq. Mtrs./ Sq. Ft	0 Sq. mtrs	0 Sq. ft
	2	Unit carpet area value (including reservation of 1 covered car park)	XXXXXXXXXX	
	3	Private Terrace Area Value, if applicable	XXXXXXXXXX	
	4	Floor Rise Charges, if applicable	XXXXXXXXXX	
	5	Preferred Location Charges, if applicable	XXXXXXXXXX	
	6	Reservation Charges for Additional Car Park, if applicable	XXXXXXXXXX	
	7	Less: Discount, if applicable	XXXXXXXXXX	
	8	Total (Agreement Value)	XXXXXXXXXX	
IV. PAYMENT SCHEDULE			STATUS	
	1	On Booking	XXXXXXXXXX	
	2	On Agreement	XXXXXXXXXX	
	3	On Completion of footing	XXXXXXXXXX	
	4	On Casting of first floor slab	XXXXXXXXXX	
	5	On Casting of third floor slab	XXXXXXXXXX	
	6	On Casting of fifth floor slab	XXXXXXXXXX	
	7	On Casting of seventh floor slab	XXXXXXXXXX	
	8	On Casting of nineth floor slab	XXXXXXXXXX	
	9	On Casting of terrace slab	XXXXXXXXXX	
	10	On Commencement of flooring	XXXXXXXXXX	
	11	On Commencement of painting	XXXXXXXXXX	
	12	On Commencement of fixing of door and windows	XXXXXXXXXX	
	13	On Possession	XXXXXXXXXX	
		TOTAL	XXXXXXXXXX	

V. APPROXIMATE AMOUNT FOR FEES, TAXES & ADDITIONAL EXPENSES TO BE PAID IN ADDITION TO AGREEMENT VALUE (subject to change and payable on demand)		
1	GST as applicable (payable with each instalment)	XXXXXXXX
2	Clubhouse charges plus GST	XXXXXXXX
3	Additional charges towards Water, Electricity, STP and WTP plus GST .	XXXXXXXX
4	Stamp duty and registration charges as applicable which shall be paid at the time of registration.	XXXXXXXX
5	Legal fees plus applicable GST to be paid 15 days prior to the date of registration.	XXXXXXXX
6	Property assessment and sub-numbering charges plus GST .	XXXXXXXX
7	Building Maintenance Charges will be collected up-front for 12 months' maintenance, plus GST .	XXXXXXXX
8	Deposit towards one-time Sinking Fund equivalent to one year's maintenance charges will also be collected up-front. Does not attract GST	XXXXXXXX
9	Deposit towards Campus Corpus Fund will be collected up-front as a one-time charges. Does not attract GST	XXXXXXXX
10	Legal fees for registration of RERA agreement payable directly to advocates. Does not attract GST	XXXXXXXX
TERMS & CONDITIONS		
1	Payments to be made within the due dates as per demand letters issued. All delayed payments will attract interest at SBI Marginal Cost Lending Rate (MCLR) + 2% as per Real Estate (Regulation and Development) Act, 2016	
2	Brigade, at their option can cancel the booking by forfeiting 10% of the Agreement Value, if the payments are not made by allottee as per allotment notice and/or if the agreement is not signed and returned to Brigade within 10 days of receipt of agreement for signature	
3	Allotment is valid subject to realization of the booking amount and after the terms and conditions of application for allotment are duly signed by the allottee	
4	TDS as applicable under Section 194-IA to be deducted and paid to the concerned authorities with each instalment if the agreement value is Rs.50 Lakhs and above. On remittance of TDS, either Form 26 QB + Challan OR 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	
5	Stamp duty and registration charges area payable at the time of registration depending on government guideline value and prevailing rates	
VII. DISCLAIMER		
1	⁽¹⁾ Carpet Area as defined in Real Estate (Regulation and Development) Act, 2016- The net usable floor area of an apartment, 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 apartment 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 Purchaser	
7	GST at prevailing rates (inclusive of applicable CGST and SGST)	
8	Errors and Omissions Excepted	
Thank you for choosing Brigade Group.		
Assuring you of our best services.		
Kindly sign the Duplicate of this Allotment Notice in token of your acceptance		
Yours Sincerely,		
ACKNOWLEDGEMENT		
I/We do hereby acknowledge the receipt of the Allotment Notice and have read, understood the contents, terms and conditions of the Allotment Notice. We confirm the correctness and agree to abide by the same.		
Allottee/Purchaser		