

No.

Date:

To,

Sub: Your request for allotment of flat premises in the project known as VIVA ASPIRE, situated at Plot No. 9-PL, R S No. 142 corresponding to CTS No. 1353/2, situated at 1st Cross, Nanawadi, Tal. And Dist: Belagavi, (VIVA ASPIRE) having K-RERA Registration No.....

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.....BHK flat premises bearing No.....admeasuring RERA Carpet area.....Sq.mtrs equivalent to Sq.ft. situated on.....floor in the project known as VIVA ASPIRE, having K-RERA Registration No.....herein after referred to as "the said unit", being developed on land bearing Plot No. 9-PL, R S No. 142 corresponding to CTS No. 1353/2, situated at 1st Cross, Nanawadi, Tal. And Dist: Belagavi, admeasuring.....Sq.mtrs. for a total consideration of Rs..... Only) exclusive of GST, Stamp duty and registration charges.

2. Allotment of Covered Parking space(s):

Further I/we have the pleasure to inform you that you can be allotted along with the said unit, car parking bearing No(s).....admeasuring.....Sq. mtrs equivalent to.....Sq.ft. at _____ level basement/podium bearing No. (---) on the terms and conditions as shall be enumerated in agreement for sale to be entered into between ourselves and yourselves.

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

Receipt of the part consideration:

A. You have requested us to consider payment of 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), (this amount shall not be

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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....., The balance..... % of the booking amount / advance payment shall be in following manner.

1	Rs.	Rupees	On or Before:
2	Rs.	Rupees	On or Before:
3	Rs.	Rupees	On or Before:
4	Rs.	Rupees	On or Before:

Note: The total amount accepted under this clause shall not be more than 100% 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 started in clause 12 hereunder written shall be taken by us as against you.

4. Disclosures of information:

I/We have made available to you the following information namely:

- 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.
- 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
- The website address of K-RERA is

<https://rera.karnataka.gov.in/>

5. Encumbrances:

I/We hereby confirm the said unit is free from all encumbrances and I/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:

-
-
-

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

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6. Further payments:

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

7. Possession:

The said unit along with the covered car parking space(s) shall be handed over to you on or before 30/06/2028 subjected to the payment of the consideration amount of the said unit as well as of the covered car parking space(s) in the manner and the time as well as on the terms and conditions as more specifically enumerated / stated in the agreement for the sale to be entered into between ourselves and yourselves.

8. Interest Payment :

In case 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.

9. Cancellation of allotment:

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.

SI.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 reffered in clause 9

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(i) 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 rate which shall be the State Bank of India highest Marginal Cost of Lending Rate Plus 2%.

10. Other payments:

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 the sale, the proforma whereof in enclosed **herewith the terms** of clause 11 hereunder written.

11. Proforma of the agreement for sale and binding effect:

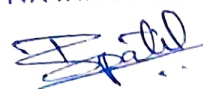
The Proforma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the agreement for the sale does not create a binding obligation on the part of ourselves and yourselves until Compliance by yourselves of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

12. Execution and Registration of the agreement for sale:

- i) You shall execute agreement for the sale and appear for the 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 stage 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 encumbered in clause 9 whichever is less. In no event the amount to be forfeited shall 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 stage.**

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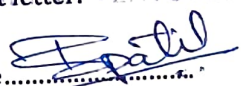
- ii) If you fail to fail to execute the agreement for sale and appear for registration of the same before the concerned Sub-Registration within the stipulated periods of 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/we shall be entitled to serve upon 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 the clause 12 (ii) above is not refunded within 45 days from the of expiry of the noticed period, you shall be entitled to receive the balance amount with interest calculated at 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 shall not be constructed to limit your rights and interest upon execution and registration of the agreement for sale between ourselves and yourselves. Cancellation of the allotment of the said unit thereafter shall be covered by terms and conditions of the said document.

14. Headings:

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

Signature.....

Proprietor

Name.....

(Promoter(s)/Authorized Signatory)
(Email Id):

Date:.....

Place:.....

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

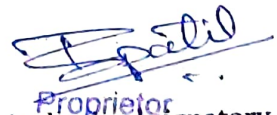
Name

(Allottee/s)

ANNEXURE-A**Stage wise time schedule of completion of the project**

Sr. No	Stage	Date of completion
1.	Excavation	30/06/2024
2.	Basement (if any)	31/10/2024
3.	Podium (if any)	NA
4.	Plinth	31/10/2024
5.	Stilt	NA
6.	Slabs of super structure	31/03/2027
7.	Internal walls, internal plaster, completion of floorings, doors and windows	31/03/2028
8.	Sanitary electrical and water supply fittings within the said units	31/03/2028
9.	Staircase, lift, wells and lobbies at each floor overhead and underground water tanks	30/06/2028
10.	External plumbing, external plaster, elevation, completion of terrace with weather proofing	31/03/2028
11.	Installation of lifts, water pumps, fire fittings and equipments, electrical, fittings, mechanical equipments, finishing to entrance lobby, plinth protection, paving of areas appurtenants to buildings/ wing, compound wall and all other requirement as per specification in agreement of sale, any other activities	30/06/2028
12.	Internal road, footpath, lighting	NA
13.	Water supply	30/06/2028
14.	Sewage (chamber line, septic tank, STP)	30/06/2028
15.	Strom water drains	NA
16.	Treatment and disposal of sewage and sullage water	NA
17.	Solid waste management and disposal	NA
18.	Water conservation/ rain water harvesting	NA
19.	Electrical meter room, sub station, receiving station	30/06/2028
20.	Others	NA

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Promoter (s) / Authorized signatory