

To,
(Name and Address of Allottee)
Telephone/Mobile Number.....,
Pan Card No.:
Aadhar Card No. :
Email ID:.....,

Date: _____

Dear Sir/Madam,

Sub: Your request for allotment of Apartment No._____, in Tower ___, in Block ___
in the project know as **"Birla Trimaya, Phase-3"**, bearing K-RERA
No._____, (hereinafter referred to as the
"Project") situated at Akkalenahalli-Mallenahalli Village, Kasaba Hobli,
Devenahalli Taluk, (hereinafter referred to as the 'Said Property').

We are delighted to welcome you to the Birla family.

1. Allotment of the said Apartment:

We are in receipt of your Application Form (Application Form) dated _____, a soft copy of the Application Form will be shared with you, Further this is to record that at your request and relying on your Application Form, we have agreed to provisionally reserve and allot to you the Apartment No._____ in Tower____, in Block _____ admeasuring RERA Carpet area_____Sq. mtrs. equivalent to_____ Sq. ft. being appurtenant to area on the____floor, as more particularly mentioned in Schedule I hereunder ("the said Apartment") in the Tower ("the Tower") proposed to be constructed in the project known as **Birla Trimaya - Phase -3**, having K-RERA Registration No. _____ for the consideration as more particularly provided in the Schedule II hereunder ("the Consideration") excluding GST, deposits, Other Charges, Govt. Levies, stamp duty and

(Signature of First Applicant) (Signature of Second Applicant) (Signature of the Third Applicant)

registration charges. Further subject to payment of tax deducted at source by you in accordance with provisions of the Income Tax Act.

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

Further we have the pleasure to inform you that you have been allotted along with the said Apartment _____ No. car parking /garage(s), admeasuring _____ Sq. mtrs. Equivalent to _____ Sq. ft./covered car parking space(s) at basement level on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between both the parties.

3. Receipt of part consideration:

We confirm to have received from you an amount of Rs. _____/- (Rupees _____ only), being 10% of the total consideration value (Excluding GST) of the said Apartment as Earnest Amount/Booking Amount as per the Schedule of Payment detailed in the Schedule II.

4. Disclosures of information:

We have made available to you the following information namely: -

- i) The sanctioned 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>

5. Encumbrances:

We hereby confirm that the said Apartment is free from all encumbrances and we hereby further confirm that no encumbrances shall be created on the said Apartments.

6. Further payments:

Further payments towards the consideration of the said Apartments as well as of 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 both the parties.

7. Possession:

The said Apartment along with the garage(s)/covered car parking spaces(s) shall be handed over to you by 31/08/2030 or as per Agreement to Sell, subject to the payment of the consideration amount of the said Apartment 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 both the parties.

8. 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.

9. Cancellation of allotment:

- i) In case you desire to cancel the booking, before execution of Agreement To Sell, 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 Apartment;
3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Apartment;
4.	After 61 days from issuance of the allotment letter	2% of the cost of the said Apartment;

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

- ii) In the event the amount due and payable referred in Clause 9(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 the rate which shall be the State Bank of India Highest Marginal Cost of Lending Rate plus two percent.

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 Sale, the proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

‘**Note:** TDS as applicable under sec 194-IA to be deducted by Allottee and paid to concerned authorities with each instalments if the agreement value is Rs. 50 Lakh and above. On remittance of TDS Form 16B to be submitted to the builder without fail. The Allottee is responsible for any penalty levied by the authorities in case of delay in payment of same.’

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

The proforma of the Agreement for Sale to be entered into between both the parties 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 both the parties 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 the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of One month from the date of issuance of this letter or within such period as may be communicated to you.

- 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 of One month from the date of issuance of this letter or within such period as may be communicated to you, we shall be entitled to serve 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, we shall be entitled to cancel this allotment letter and further we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said Apartment 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.

13. 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 both the parties. Cancellation of allotment of the said Apartment thereafter shall be covered by the terms and conditions of the said registered document.

14. Headings:

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

**SCHEDULE I
(Description of the said Premises)**

Apartment No. _____, admeasuring _____ square mtrs carpet area as per RERA. on ___ floor in Tower ___ in Block ___ in **Birla Trimaya - Phase -3**, situated at Akkalenahalli-Mallenahalli Village, Kasaba Hobli, Devenahalli Taluk together with exclusive right to use open areas attached to the said Apartment, proportionate share in the common areas, amenities & facilities of the said Block,

and the right to use ____ covered car parking spaces in the basement, being constructed on the Said Property.

SCHEDULE II
(Schedule of Payment of Consideration)

Installment Name	Percentage Apartments	Percentage Duplex	Installment Amount
Booking Amount	10%	10%	Rs. _____ —
Within 90 Days of Booking	10%	10%	Rs. _____ —
Completion of Tower Foundation	10%	10%	Rs. _____ —
Completion of Tower Ground Floor Slab	10%	15%	Rs. _____ —
Completion of Tower Second Floor Slab		15%	Rs. _____
Completion of Tower Fourth Floor Slab	10%	-	Rs. _____ —
Completion of Tower Eighth Floor Slab	10%	-	Rs. _____ —
Completion of Tower Eleventh Floor Slab	10%	-	Rs. _____ —
Completion of Roof Slab of Tower	10%	15%	Rs. _____ —
Completion of Flooring of all units within the Tower	10%	15%	Rs. _____
On offer of possession	10%	10%	Rs. _____
TOTAL	100%	100%	

For Birla Arnaa LLP,

(Authorized Signatory)

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:.....

Annexure - A

Stage wise time schedule of completion of the project

Sl. No.	Stages	Date of Completion
1	Excavation	13-Feb-27
2	Basements (if any)	13-Feb-29
3	Podiums (if any)	NA
4	Plinth	15-Aug-29
5	Stilt (if any)	NA
6	Slabs of super structure	18-Jan-29
7	Internal walls, internal plaster, completion of floorings, doors and windows	19-Dec-29
8	Sanitary electrical and water supply fittings within the said Apartment	21-Jul-30
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	18-Apr-29
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	31-Aug-30
11	Installation of lifts, water pumps, firefight in 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	01-Jul-30
12	Internal roads and footpaths, lighting	31-Jul-30
13	Water supply	31-Aug-30
14	Sewerage (chamber, lines, septic tank, STP)	11-Jun-30
15	Storm water drains	17-Jul-30
16	Treatment and disposal of sewage and sullage water	27-Jul-30
17	Solid waste management & disposal	21-Jun-30
18	Water conservation / rain water harvesting	21-Jul-30
19	Electrical meter room, sub-station, receiving station	31-Aug-30
20	Others	31-Dec-30