

LETTER OF ALLOTMENT

Date:

To,

Mobile number:

Pan Card No:

Aadhar Card No.:

Email ID:

Dear Sir/ Ma'am,

PROJECT: '**Luxury Mark Opera**' group housing situated at Sy No 143/1 of Iggalur Village, Attibele Hobli, Anekal Taluk Registered with the Real Estate Regulatory Authority at Bangalore bearing registration number -----

SUBJECT : Allotment of Unit No.____ admeasuring _____ Sq.mtrs. which is equivalent to
_____per Sq.ft.

REF : Your Booking form/Application for Allotment dated -----

With reference to your application we acknowledge the receipt of your application for allotment dated -----along with cheque dated ----- bearing No.-----
---drawn on -----in favour of ----- for Rs.-----/(Rupees-----
-----Only) towards booking amount for considering your request for allotment of Plot-----in the name of -----

From your application of allotment dated -----, we understand that, you have visited the website of the Real Estate Regulatory Authority (RERA) and thoroughly reviewed the displayed details of the **Luxury Mark Opera** Project. You have acknowledged and comprehended the contents, including the sanctioned plans, completion timelines, specifications, facilities, and amenities to be provided. Additionally, you have examined the Proforma of the Letter of Allotment and Agreement for Sale that will be executed, have understood with all the relevant laws, rules, regulations, notifications, and disclosures applicable to the project and only after being satisfied with the title and approvals have applied for the allotment of the said plot.

Subject to the realization of the booking amount, we are pleased to allot you the Plot bearing No.-----in '**Luxury Mark Opera**', Situated at Sy No 143/1 of Iggalur Village, Attibele Hobli, Anekal Taluk admeasuring -----sq.ft. at the project known as '**Luxury Mark Opera**' for a total consideration as stated below being the proportionate price of the common areas and facilities appurtenant to the Plot subject to following the payment schedule, and the terms and conditions as stipulated herein below

Total Value of the Plot	Rs.-----/-	
(Rs.-----/- x -----sq.mtrs. equivalent to -----Sq.ft. -----)	Rs.----- Rs.-----	
Other Charges :		
1.	Rs.-----	
2.	Rs.-----	
3.		
4.	Rs. -----	
5.	Rs. -----	
6	Rs.-----	
7.		
PAYMENT SCHEDULE		STATUS
Booking Amount	____%	
On execution of Agreement for Sale	____%	
Balance as per payment Schedule in the Agreement to be executed.	____%	

TERMS & CONDITIONS

- 1) Issuance of this letter of allotment is only a provisional allotment in favour of the Allottee which will get confirmed only after signing and executing the Agreement for Sale and agreeing to abide by the terms and condition laid down therein.
- 2) In case the Allottee desire to cancel booking, an amount mentioned in the Table hereunder written would be deducted and the balance amount due and payable shall be refunded to the Allottee without interest within 45 days from the date of receipt of Allotees 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 the issuance of the allotment letter	Nil
2	Within 16 to 30 days from the issuance of the allotment letter	1% of the cost of the said unit
3	Within 31 to 60 days from the issuance of the allotment letter	1.5% of the cost of the said unit
4	After 61 days from the issuance of the allotment letter	2% of the cost of the said unit

- 3) As indicated at the time of Booking, the additions expenses towards charges for property assessment and Katha bifurcation, service charges for Katha Transfer, maintenance amount, Stamp Duty, Registration and legal fee and other applicable charges will be payable on demand at actuals. Timely payments shall be made by the Allottee towards the cost of Plot and the common areas and facilities appurtenant to the Plot in the manner indicated in the payment schedule provided above.
- 4) Goods and Service tax would be demanded and payable with payment falling due for the applicable items and would be as per prevailing terms subject to change from time to time. Increase in existing tax levies and any fresh Government levies, applicable during the contract period shall be met by the Allottee.
- 5) Payment to be made within the due dates mentioned in the letter of allotment and whether the Agreement is signed or not, any collection charges or cheque dishonor charges levied by bank shall be recovered from the Allottee with interest. All delayed payments will attract interest at the prevailing State Bank of India highest Marginal Cost of Lending Rate Plus two percent.
- 6) Developer at their option can cancel the booking by forfeiting the booking amount if the payment is not made as per this letter of allotment and if the agreement for sale is not signed, executed, and returned to the developer within (15) days of receipt of Agreement for Sale or any extended period. This allotment letter shall be valid till execution of Agreement for sale for the plot. Requisite Stamp duty, registration charges on the Agreement for Sale is to be paid by the Allottee.

- 7) This Allotment is valid subject to realization of the booking amount and the terms and conditions of 'Booking form/Application duly signed by the allottee/purchaser power of attorney. Handing over of the Agreement for Sale to the Allottee by the Developer does not create a binding obligation on the part of the Developer or the Allottee until, the Allottee signs and delivers this Agreement for Sale with all Schedules and Annexures along with the payments of dues as stipulated in the Payment Schedule within the stipulated time hereof by the Allottee and secondly, appears for execution of the same as and when intimated by the Developer.
- 8) All payments should be made in the form of an account payee demand draft, local cheque, RTGS, or NEFT, as preferred by the developer, in favour of the developer, payable at Bangalore.

Please ensure to comply with the terms of allotment and sign this letter in token of your acceptance of the above terms.

Thank you for choosing '**Luxury Mark Opera**'

Yours Sincerely,

For Luxury Mark Developers and Builders

I Agree for the above

Authorised Signatory

Allottee (s)

Email Id:

Date:

Place: Bangalore

ANNEXURE -A

Stage wise time schedule of the completion of the project

Sl. No	Description of the work	Proposed completion date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

For Luxury Mark Developers and Builders

I/We Agree for the above

Authorised Signatory

Email Id :

Date:

Place:

Allottee (s)