

Date: -----

LETTER OF ALLOTMENT

To.

Mrs. -----

Mr. -----

Dear Sir / Madam,

SUB: ALLOTMENT OF A FLAT AT WINDSOR TROIKA

Windsor Edifices Private Limited is happy to inform you that you have been allotted a flat in “**WINDSOR TROIKA**” at Sy. No. 29/2, 3 & 4, Begur Village, Begur Hobli, Begur Koppa Main Road, Bangalore South Taluk, Bangalore - 560 068 on Out-Right Sale basis.

1. The details are as under:

Location	Category	Flat/ Block	Floor	Application No.
Begur Village Begur Koppa Main Road, Bangalore - 560 068				
Apartment Super Built Area Range	Cost of Flat	EMD Paid	Balance Payable	

2. Covered Car Park Price: Rs.3,00,000/- per Unit & Extra car park allotted to the client for 1,50,000/-

3. Schedule for balance payments:

The balance payment would be spread over during the development stage of the project as per terms of the “Agreement to Sell”

4. Transfer of Reservation:

Transfer, without a transfer fee, are allowed only amongst family members namely - Father, Mother, Wife, Husband, Son, Daughter. In case of transfer of reservation to 3rd parties, it will be subject to **Windsor Edifices Private Limited's** consent in writing and if consented, a transfer fee of 5% of the value of the apartment would be imposed.

5. Jurisdiction

- ❖ This offer is subject to force majeure conditions and the legal jurisdiction would be at Bangalore.
- ❖ Windsor Troika will be under RERA Guideline.

6. INDICATIVE MINIMUM SPECIFICATIONS:

- ❖ Flooring: Vitrified tiles in the Foyer, Living, Dining, Bedrooms & Kitchen areas; Ceramic tiles in other areas; Vitrified tiles/granite in the common areas.
- ❖ Good quality sanitary & chromium plated fixtures of leading brands.
- ❖ Adequate electrical points and BESCOM power with D.G. power back-up to common areas, amenities and within the apartment.
- ❖ Long lasting exterior finishes.
- ❖ Acrylic emulsion internal painting.
- ❖ Adequate number of high speed passenger elevators.
- ❖ Aluminum / UPVC coated window systems.
- ❖ Entrance and other doors in engineered wood with flush shutters.
- ❖ Internet connectivity & cable TV on subscription basis.
- ❖ Professionally designed landscaping in the project.
- ❖ Fire prevention & protection systems.

- ❖ Club usage on Membership basis only. The Club will have facilities like Swimming Pool, Health Club, Gym, and Indoor & out Door Sports, Multipurpose Hall etc.

Specifications will be more detailed in the Agreement that would be signed between the parties.

Thanking You,
Yours Faithfully,

For WINDSOR EDIFICES PRIVATE LIMITED.,

M. SRINIVASA RAO.
Director.

ACCEPTANCE OF TERMS & CONDITIONS
TO BE READ ALONG WITH THE LETTER OF ALLOTMENT

1. I/We (Applicant) have read and understood your letter along with the Letter of Allotment dated ----- . We accept & agree to the rate and terms & conditions mentioned therein and in token; a copy of your offer letter with my/our signature is returned.
2. This Application for Reservation is for a preferred unit and the right of allotment rests with Windsor Edifices Private Limited.
3. We are agreeable to the terms and conditions specified elsewhere in this Letter of Allotment.
4. Common areas and facilities, such as park, parking, public amenities, community hall, etc., as approved in the lay out plan, is to remain the property of the Windsor Edifices Private Limited and no right would accrue to the allottees till a

sale deed is executed and registered with the appropriate Governmental Authorities.

5. Windsor Edifices Private Limited will continue to be the owner of the apartments/flats and constructions thereon till the execution of the registered sale deed.
6. It is made clear that Windsor Edifices Private Limited does not undertake to make any construction for and on behalf of the purchasers/allottee and all the construction made by us are on our own account in accordance with the lay out and sanctioned plan / drawings approved by the Appropriate Authority.
7. It is hereby agreed, understood and declared by and between the parties that Windsor Edifices Private Limited may undertake construction finance/demand loan for the construction of the above Complex from the Banks/Financial Institutions after mortgaging the land and the apartments of the said complex, however the sale deed in respect of the said apartment in favour of allottee(s) will be executed & registered free from all encumbrances at the time of registration of the same.
8. The possession of the respective apartment shall be made only on the payment of the entire amount stipulated and only on receipt of the completion/occupation certificate from the statutory and other authorities.”

Applicant's Signature

1.

2.

Date:

Place:

