SL/SA/00000
Client Code :
Date :
PAN No :

To,
Mr/Mrs./Ms _____
R/o_____
(Address)
Telephone/Mobile number _____
Email ID:_____

Sub : Allotment letter for Application received for Booking of Unit No ___in Sobha Madison Heights Townpark Phase 2 Wing 1 to 4.

We have received your application dated _____ for booking of Unit No. ____ in Sobha Madison Heights Townpark phase 2 Wing 1 to 4. We are delighted to have you as part of our Sobha Family.

Your client code No. is _____. We request you to quote this code in all your future correspondence with us. The details of the unit is given below:

Unit No	SBA		Rate (sft)	Basic Sale Value	GST	Basic Sale Value + GST	Other charges (tentative)
	(sqm)	(sft)					

Carpet Area (sqm)	Balcony Area (sqm)	Terrace Area (sqm)	Common Area (sqm)

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regard 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 .....th floor in Building/Tower 1st Phase Wing in the project known as **Sobha Madison Heights Townpark Phase 2 Wing 1 to 4** having K-RERA Registration No .....herein after referred to as "the said unit", being developed on land bearing Survey No. **52/2(P), 54/1, 54/2, 54/3, 54/4, 54/5, 55/1, 55/2, 55/3, 55/4, 55/5, 56/3, 56/4, 56/5(P), 56/6, 56/7, 58/1(P), 59/1, 59/2, 60/1, 73/1(P), 73/2(P), 73/3(P), 74/6(P), 74/7(P), 74/8(P), 74/11(P**) AT YADAVANAHALLI VILLAGE, ATTIBELE HOBLI, ANEKAL TALUK, BANGALORE KARNATAKA admeasuring Super Built up area ..... Sq.mtrs equivalent to ..... Sq.ft of total consideration of **Rs. ...../- (Rupees.....)** exclusive of stamp duty and registration charges.

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 unit, garage(s) admeasuring ..... sq.mtrs /.....Sq.ft covered one car parking space(s) at **Sobha Madison Heights Townpark Phase 2 Wing 1 to 4** level basement / Ground floor as permissible Parking.
The terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. Receipt of part consideration:

We confirm to have received from you an amount of **Rs ...../- (Rupees.....** The total consideration value of the said unit as booking amount / advance payment on ..... through mode Wire Transfer of payment.

If you fail to make the balance amount **Rs...../-** of the booking amount / advance payment within the time period stipulated above further action as stated in Clause 12 hereunder written shall be taken by us as against you.

4. Disclosures of information:

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

(i) 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.

(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

The website address of K-RERA is https://rera.karnataka.gov.in/

5. Encumbrances:

We hereby confirm that 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.

a)
b)
c)

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

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 and at the times as well as on the terms and conditions as more specificality enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves. Please find the following enclosures :

a) Cost Breakup & Payment Schedule
b) Annexure – A -stage wise time schedule of completion of the project

7. Possession:

The said unit along with the garage(s)/ covered car parking spaces(s) shall be handed over to you on or before ..... subject to the payment of the consideration amount of the said unit as well as of the garages / covered car parking space(s)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 ourselves and yourselves.

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 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 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 here under 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 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 the agreement for sale and appear for 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 stages and if the Allottee fails to pay the subsequent stage installment, the prompter 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 enumerated 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 stages.

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 2 months 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, I/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 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 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 ourselves and yourselves. Cancellation of allotment of the said unit 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 this allotment letter.

Yours faithfully,

For Sobha Limited

Authorized Signatory
Note: This is system generated document & does not require signature

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:.....

Signature.....

Name:.....
(Allottee/s)

Place.....

Note: Please read, acknowledge, and submit the signed copy of the above to xxxxxxxxxxxxxxxx@sobha.com

Annexure - A		
Stage wise time schedule of completion of the project		
S.No	**Stages**	**Date of Completion**
1	Excavation	01-Feb-28
2	Basements (if anv)	28-Sep-28
3	Podiums (if any)	27-Mar-29
4	Plinth	NA
5	Stilt (if any)	27-Dec-28
6	Slabs of super structure	16-Jan-31
7	Internal walls, internal plaster, completion of floorings, doors and windows	17-Mar-31
8	Sanitary electrical and water supplv fittings within the said units	01-May-31
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	30-Jun-31
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	29-Aug-31
11	Installation of lifts, water pumps, firefightin 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.	27-Nov-31
12	Internal roads & footpaths, lighting	26-Jan-32
13	Water supply	26-Jan-32
14	Sewerage (chamber, lines, septic tank, STP)	26-Jan-32
15	Storm water drains	25-May-32
16	Treatment and disposal of sewage and sullage water	09-Jul-32
17	Solid waste management & disposal	23-Aug-32
18	Water conservation / rainwater harvesting	22-Oct-32
19	Electrical meter room, sub-station, receiving station	31-Dec-32
20	Others	31-Dec-32

Note: The dates mentioned above are tentative and is being reviewed every quarter.

Promoter (s) / Authorized Signatory