

PROFORMA ALLOTMENT LETTER

Date:

To,

Mr / Mrs. / Ms.....

R/Of

(Address)

Telephone/Mobile number.....

Pan Card No.:

Aadhar Card No.:

Email ID:.....

Project: Ebony at Brigade Orchards**Sub : Your request for allotment of Unit (.....) on Floor of situated at having RERA Registration No.**

Dear Sir/Madam,

We are pleased to inform that you have been allotted a Unit bearing No. on Floor of The details of the Unit are given below :

I. APARTMENT AREA			Sq. Mtrs.	Sq. Ft.
	1	Carpet Area ^{(1)(a)}	0 Sq. mtrs	0 Sq. ft
	2	Balcony Area ^(b)	0 Sq. mtrs	0 Sq. ft
	3	Common Area and External Wall Thickness ^(c)	0 Sq. mtrs	0 Sq. ft
	4	Super Built Up Area ⁽²⁾ (a) + (b) + (c)	0 Sq.mtrs	0 Sq. ft
	5	Private Terrace Area or Garden Area ⁽³⁾		
	6	Undivided Share in the Land	0 Sq.mtrs	0 Sq. ft

2. Allotment of Carpark : Further, we are pleased to allot you a car park (if applicable) along with the Unit as mentioned below, on the terms and conditions as shall be enumerated in the Agreement for Sale to be entered into between us. The allotment of Car park will be at the discretion of the Developer and may not always be under the tower/close to tower.

	1	Number of Car Park(s)Allotted	_____
	2	Tpye of Car Park - Covered/Open/Sheltered	_____ / _____
	3	Size of the Car Park(s)Allotted	Sq. Mtrs.
	4	Car Park Slot No(s).	_____

III. TOTAL SALE PRICE

	1	Carpet Area Rate per sq.mtrs/sq.ft	sq.mtrs	sq.ft
	2	Unit carpet area value (including reservation of 1 car park, if applicable)	XXXXXXXX	XXXXX
	3	Private Terrace Area Value, if applicable	XXXXXXXX	
	4	Floor Rise Charges, if applicable	XXXXXXXX	

	5	Preferred Location Charges, if applicable	XXXXXXXX
	6	Reservation Charges for Additional Car Park, if applicable	XXXXXXXX
	7	Total (Agreement Value)	XXXXXXXX

3. Receipt of part consideration:

A. We confirm receipt of Rs. (Rupees ... only), being booking amount/ advance payment. Receipt for the same has been shared with you. All payment receipt details are available in Customer Portal under 'Statement of Account'.

B. If you fail to make the balance booking amount / advance payment within 15 days from the date of demand letter, further action as stated hereunder shall be initiated.

In the event the balance booking amount is not paid within the stipulated timeline from the date of demand letter, Developer shall serve the notice to the Allottee calling upon to pay the balance booking amount within 15 (fifteen) days. Further, if not complied, the Developer shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the Developer shall be entitled to forfeit the amount paid by the Allottee or such amount as mentioned in the Table enumerated in Clause 9. In no event the amount to be forfeited shall exceed the amount mentioned in the said Table.

4. Disclosure of Information:

We have made available 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 been uploaded on RERA website. ii) The stage wise progress of the project is uploaded on RERA website, stipulated by RERA Authority. iii) The website address of RERA is:

5. Encumbrances:

We hereby confirm that the said unit is free from all encumbrances. Necessary Release / NOC document will be provided, if any Project construction Finance is availed.

6. Further payments:

Further payments towards the consideration of the said unit including charges towards car parking space(s) (if applicable), shall be made by you as per the terms and conditions as more specifically enumerated/stated in the agreement for sale to be entered into between us. The payment details are given below for your reference:

1	On Booking	XXXXXXXX
2	On Agreement	XXXXXXXX
3	On Casting of Raft/footing	XXXXXXXX
4	On casting of Ground floor slab	XXXXXXXX
5	On casting of Fourth floor slab	XXXXXXXX
6	On casting of Seventh floor slab	XXXXXXXX
7	On Casting of Terrace Floor slab	XXXXXXXX
8	On commencement of Flooring / Tiling	XXXXXXXX
9	On commencement of Painting	XXXXXXXX
10	On commencement of Installation of Lifts	XXXXXXXX
11	On commencement of Fixing of Windows	XXXXXXXX

12	On Intimation of Possession*	XXXXXXXXXX
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7. Possession:

The said unit along with the car parking space(s) (if applicable) shall be handed over to you on or before subject to receipt of the total consideration as per terms and conditions stated in the Agreement for Sale to be entered into between us.

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, prior to executing the Agreement for Sale, an amount mentioned in the Table hereunder would be deducted and the balance amount, if any shall be refunded to you without interest within 45 days from the date of receipt of Letter of Undertaking from you.

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 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

ii) *Administration charges applicable :

Administration Charges	Studio/1 BHK	2 & 3 BHK	4 & 5 BHK/Villa/Villament / Rowhouse / Duplex / Penthouse
Cancellation within 15 days of Booking	Rs.15,000/- + GST	Rs.25,000/- + GST	Rs.50,000/- + GST
Cancellation after 15 days of Booking	Rs.25,000/- + GST	Rs.50,000/- + GST	Rs.75,000/- + GST

The amount deducted shall not exceed the amount as mentioned in the above table. However, stamp paper cost and necessary GST on Cancellation charges will be applicable.

iii) In the event the amount due and payable, referred in Clause 9 is not refunded within 45 days from the date of receipt of Letter of Undertaking, you shall be entitled to receive the balance amount (if applicable) 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 indicated below and more specifically mentioned in the agreement for sale.

APPROXIMATE AMOUNT FOR FEES, TAXES & ADDITIONAL EXPENSES TO BE PAID IN ADDITION TO AGREEMENT VALUE:

1	GST as applicable (payable with each installment)	XXXXXXXXXX
2	Stamp duty on Agreement to Sell	XXXXXXXXXX
4	Infrastructure charges plus GST	XXXXXXXXXX
5	Property assessment and sub-numbering charges plus GST	XXXXXXXXXX
6	Building Maintenance Charges for 12 months' maintenance plus GST will be collected up-front	XXXXXXXXXX

7	Deposit towards One-time Sinking Fund equivalent to 12 month's maintenance charges (collected up-front). Does not attract GST	
8	Deposit towards Campus Corpus Fund will be collected up-front as a one-time charge. Does not attract GST.	
9	Solar Charges applicable for top two floors only (Plus GST)	XXXXXXXX
10	Generator Charges Plus GST	XXXXXXXX
11	Electric Vehicle (EV) Charging Facility Plus GST	XXXXXXXX

11. Proforma of the Agreement for Sale and binding effect: The proforma of the Agreement for Sale to be entered into between us is available on the RERA website for your ready reference. The proforma of the agreement for sale does not create a binding obligation between us, until compliance by yourselves of the mandate requirement as stated in Clause 12.

12. Execution and registration of the Agreement for Sale:

i) You shall execute the agreement for sale within 30 days from receipt of document for your signature and accordingly complete the formalities.

ii) If you fail to execute the agreement for sale within the stipulated period, 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 (along with necessary GST) followed by Cancellation Notice being served on you. Refund amount if any, shall be sent to you within 45 days from the date of Receipt of Letter of Undertaking.

iii) In the event the balance amount referred in Clause 12 (ii) is not refunded within 45 days from the date of receipt of Letter of Undertaking, you shall be entitled to receive the balance amount with interest calculated at a rate, which shall be the State Bank of India highest Marginal Cost of Lending Rate plus two percent.

13. Validity of allotment letter:

The terms of this allotment letter are valid till the execution of the Agreement for Sale between us. Cancellation of allotment of the said unit thereafter shall be covered by the terms and conditions of the Agreement for Sale.

14. Notes:

1	Allotment is valid subject to realization of the booking amount.
2	TDS as applicable under Section 194-IA to be deducted by Allottee and paid to the concerned authorities with each instalment, if the agreement value (including additional charges and excluding Corpus fund and Campus Corpus Fund) is Rs. 50 Lakhs and above. On remittance of TDS, Form 16 B to be submitted to the Developer without fail. The allottee is responsible for any penalty levied by the authorities in case of delay in payment of the same.
3	Stamp duty and registration charges are payable at the time of registration depending on government guideline value and prevailing rates. Legal fee towards registration of Agreement for Sale and registration of Sale deed is payable directly to Advocates on demand.
4	The milestone linked demand for payments will be raised upon achievement of construction activities at site. While the milestones for casting of slabs are sequential, the finishing works like tiling, painting etc may not be sequential. They may be initiated in parallel or before completion of last slab to ensure faster delivery of project. Hence payment for such activities may be demanded before completion of last slab and not in a pre-defined sequence
5	Solar charges are applicable for top two floors only (if applicable)
6	Gas/Gail Gas infra cost to be demanded separately as per actuals (if applicable)

DISCLAIMER

1	1.(1) Carpet Area as defined in RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive of balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
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2	2.(2) Super Built-up Area (SBA) includes carpet area as defined in RERA, balcony area if applicable, external wall thickness, and share of common areas.		
3	3.(3) Private Terrace Area is the Exclusive Open Terrace Area as defined in RERA which means the area of open terrace which is appurtenant to the net usable floor area of an apartment meant for exclusive use of the allottee.		
4	Areas in sq.mtrs. are rounded to 2 decimal places. Areas in sq.ft. and other numbers are rounded off.		
5	Areas mentioned are subject to variation as permitted in Indian Standards of Weights and Measures Act, 1976. 1 sq.mtrs. = 10.764 sq.ft.		
6	Any additional charge(s) imposed by government/statutory authorities during the currency of contract will be payable by the Purchaser.		
7	GST at prevailing rates (inclusive of applicable CGST and SGST)		
8	Errors and Omissions Excepted		
Please ensure to comply with the terms of allotment. Thank you for choosing Brigade Group. We assure you of our best services. Yours Sincerely,			
<table border="1"> <tr> <td>Authorised Signatory</td> <td>Authorised Signatory</td> </tr> </table>		Authorised Signatory	Authorised Signatory
Authorised Signatory	Authorised Signatory		
CONFIRMATION & ACKNOWLEDGEMENT			
I / We have read and understood the contents of this allotment letter. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter. Allottee/s			
BOOKING SOURCE:			
<table border="1"> <tr> <td style="text-align: center;">CHECKED BY:</td> <td style="text-align: center;">PREPARED BY :</td> </tr> </table>		CHECKED BY:	PREPARED BY :
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