

ANNEXURE-1
MODEL FORM OF ALLOTMENT LETTER

Note: i) for compliance of the provisions of clause (g) of sub-section (2) of Section 4 of the Real Estate (Regulation-and-Development) Act, 2016- (the Act),-the proforma of the allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.

ii) It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten percent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance or Booking amount.

No. _____/_____/2024-25

Date:

To,

Mr/Mrs/Ms.....

R/O

(Address}

Telephone/Mobile number.....

Pan Card No.:

Aadhar Card No.:

Email ID:

Sub: Your request for allotment of flat in the project known as “**SPARKLE ATMOS**” situated at Property Bearing Converted Sy No 42/1 and 42/3 situated at Kammasandra Agrahara Village, Kasaba Hobli Anekal Taluk, having K- RERA Registration No.....

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a 2BHK / 3 BHK flat premises bearing No.....admeasuring RERA Carpet area._____Sq.mtrs equivalent to_____Sq.ft. situated on_____floor in Building/ Wing_____in the project known as "**SPARKLE ATMOS**" having K- _____ RERA _____ Registration _____ No.herein after referred to as "the said unit" being developed on Property bearing Converted Sy No 42/1 and 42/3 situated at Kammasandra Agrahara Village, Kasaba Hobli Anekal Taluk, for a total consideration of **Rs. 00,00,000/- (Rupees_____only)** exclusive of GST, BWSSB, stamp duty and registration charges.

OR

2. Allotment of Garage / Covered car parking:

Further I/ we have the pleasure to inform you that you have been allotted along with the said unit, garage(s) bearing No._____. admeasuring (Aprox) _____ Sq.mtrs. of covered car parking space (s) at Basement on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

OR

3. Allotment of open car parking:

Further I/We have the pleasure to inform you that you have been allotted an open car parking bearing No._____without consideration.

4. Receipt of part consideration:

I / we confirm to have received from you an amount of Rs.....

(Rupees.....only), (this amount shall not be more than 10% of the cost of the said unit) being 10% of the total consideration value of the said unit as booking amount/ advance payment on.....Vide cheque/online ref no....., dated.....drawn on(through mode of payment).

OR

5. Receipt of part consideration:

- A.** You have requested us to consider payment of the booking amount/ advance payment in stages which request has been accepted by us and accordingly I/We confirm to have received from you and amount of Rs..... (Rupees.....only) being ___% of the total consideration value of the said unit as booking amount/advance payment on..... Vide cheque/online ref no....., dated.....drawn on, The balance ___% of the booking amount/advance payment shall be paid by you in the following:

i)	Rs.	Rupees.	On or before:
ii)	Rs.	Rupees.	On or before:
iii)	Rs.	Rupees.	On or before:
iv)	Rs.	Rupees.	On or before:

Note: The total amount accepted under this clause shall not be more than 100% of the cost of the said unit.

B. If you fail to make the balance.....% 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.

6. Disclosures of information:

I/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
- iii) The website address of K-RERA is
<https://rera.karnataka.gov.in/>

7. Encumbrances:

I/ 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.

8. 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 specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

9. Possession:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to- you on or before **31st December 2028** subject to the payment of the consideration amount of the said unit as well as of the garage(s) 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.

10. 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.

11. Cancellation of allotment:

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.

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 or the Booking amount which ever is higher.

*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.

12. 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.

13. 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.

14. Execution and registration of the agreement for sale:

- i) You shall execute the agreement for sale and if required shall appear for registration of the same before the concerned Sub-Registrar within a period of 15 days from the date of issuance of this letter or within such period as may be communicated to you. *The said period of 15 days 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 promoter 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 or appear for registration of the same before the concerned Sub-Registrar within the stipulated period 15 days from the date of issuance of this letter or within such period as may be communicated to you, I/ 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 I /we shall be entitled to forfeit an amount not exceeding 2% or Booking amount whichever is higher 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.

15. 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.

16. Headings:

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

Signature.....

Name.....

(Promoter(s)/ Authorized Signatory) (Email Id.):

Date:

Place:

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.....

Signature.....

Name:.....

(Allottee/s)

Annexure-A**Stage wise time schedule of completion of the project**

Sl. No.	Stages	Date of Completion
1	Excavation	20/03/2025
2	Basements (if any)	20/10/2025
3	Podiums (if any)	NA
4	Plinth	30/12/2025
5	Stilt (if any)	30/12/2025
6	Slabs of super structure	31/12/2025
7	Internal walls, internal plaster, completion of floorings, doors and windows	31/12/2025
8	Sanitary electrical and water supply fittings within the said units	31/12/2026
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	31/12/2026
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	31/12/2027
11	Installation of lifts, water pumps, firefighting 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.	31/03/2027
12	Internal roads & footpaths, lighting	NA
13	Water supply	31/06/2027
14	Sewerage (chamber, lines, septic tank, STP)	31/09/2027
15	Storm water drains	NA
16	Treatment and disposal of sewage and sullage water	30/10/2027
17	Solid waste management & disposal	31/12/2027
18	Water conservation / rain water harvesting	31/12/2027
19	Electrical meter room, sub-station, receiving station.	31/12/2028
20	Others	NA

Promoter (s) / Authorized Signatory