

ALLOTMENT LETTER

No. _____

To,

Date:

Mr. _____

Sub: Your request for allotment of Plot in the Project known as "Cinnamon Citadel" situated at Survey No. 288/3 (duly converted for non-agricultural residential purposes, as per official Memorandum bearing No. 439505, dated 17.02.2023, issued by the Deputy Commissioner, Bangalore Urban District and Rectified official Memorandum dated 04.03.2023), situated at B. M. Kaval Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District having K- RERA registration No. ____

Sir/Ma'am,

1. Allotment of the said unit

With reference to your request, we have the pleasure to inform that you have been allotted ____ Residential Plot bearing No. _____ measuring North to south ____ Mtrs and East to west ____ Mtrs, totally measuring ____ Sq Mtrs situated in the residential layout known as "Cinnamon Citadel" having RERA registration No. _____ herein after referred to as "the said unit", being developed on land having Survey No. 288/3 (duly converted for non-agricultural residential purposes, as per official Memorandum bearing No. 439505, dated 17.02.2023, issued by the Deputy Commissioner, Bangalore Urban District and Rectified official Memorandum dated 04.03.2023), situated at B. M. Kaval Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District totally measuring ____ Sq Mtrs for total consideration of Rs. _____. Stamp duty and registration charges in not included in the total sale consideration. You shall pay the Stamp duty and registration charges separately.

2. Receipt of part consideration

We confirm to have received from you an amount of Rs. _____ being ____% of the total consideration value of the said unit as booking amount/advance payment on ____ through _____

3. Disclosure of Information

We have made available to you the following information namely:

- a) The Sanctioned Provisional Layout plan approved by the competent authority along with specifications.
- b) Stage wise time schedule of completion of project and payment schedule.
- c) Draft Agreement for sale
- d) RERA registration number

4. Encumbrances

We hereby confirm that there are no encumbrances upon the Project Land and the Promoter has not availed any Project loan. However, if the promoter or the Owner avails any loan, they shall provide NoC from the Bank before selling the Plot. This shall be cleared before the sale of the unit.

5. Possession

The said unit shall be handed over to you on or before 02-05-2027 subject to payment of the consideration amount of the said unit as specifically enumerated in the agreement for sale to be entered into between us.

6. Interest on delay payments

In case of delay in making payments, you shall be liable to pay interest at the rate which shall be two percent more than the state bank of India highest marginal cost of lending rate.

7. Cancellation of allotment

The Purchaser is free to cancel the booking within 15 days of issuing the allotment letter, without any deductions. In case you desire to cancel the booking after 15 days of the issuance of the allotment letter, the amount paid during booking shall be forfeited. The balance amount if any shall be refunded to you without interest within 45 days from the date of receipt of your letter requesting to cancel the said booking.

8. Execution of Agreement for sale

Draft Agreement for sale has been mailed along with this allotment letter. The allottee shall enter into Agreement for sale within 30 days from the issuance of the allotment letter. The time to execute the Agreement for sale may be extended only by mutual consent.

9. Validity of Allotment letter

This allotment letter shall supplement the sale agreement to be executed between us and shall be valid till the execution of sale deed or till the cancellation of booking.

For RROYAL INDRAPRASTHA CINNAMON CITADEL LLP

Partner/Authorized Signatory

CONFIRMATION & ACKNOWLEDGEMENT

No. _____

From,

Mr. _____

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 the allotment letter.

Date:

Place:

Signature/s

**ANNEXURE-A
PAYMENT SCHEDULE**

SI No	Payment Schedule	Months from Booking	Percentage	Payment
	Booking Amount	0	10%	
	Sale Agreement	1	10%	
	Underground Infrastructure	2	15%	
	2nd Installment Amount	2	15%	
	3rd Installment Amount	2	15%	
	4th Installment Amount	5	15%	
	5th Installment Amount	7	14%	
	At the time of Registration	15	6%	
			100%	

PROJECT SCHEDULE

Sl no	Work	Tentative Date of completion
	Plots Formation	26-05-2025
	Plantation Work	12-11-2026
	Other Miscellaneous Work	02-05-2027
	Earth work excavation hard soil cutting, up to level	29-06-2025
	Earth work Excavation for Road Cutting	07-08-2025
	Construction of Storm Water Drainage	19-10-2025
	Construction of Sewage System Infrastructure	07-12-2025
	Construction of Water Supply Infrastructure	24-01-2026
	Road formation Wetmix	07-04-2026
	Fixing of Kerb Stone, Footpath pavers	19-06-2026
	Street Lighting, Electrical poles (Transformer & Substation)	31-08-2026
	STP/Soak Pit	24-01-2027
	Bituminous Road	14-03-2027

Note: All the payment shall be made to Account No. _____ in favour of 'RROYAL INDRAPRASTHA CINNAMON CITADEL LLP RERA DESIGNATED ACCOUNT FOR CINNAMON CITADEL' payable at ____ Bank Ltd, ____ Branch. IFSC Code _____.