

ALLOTMENT LETTER

Date: _____
No. _____

To,
Mr./Mrs./Ms. _____

S/o / W/o _____

(Address)

Telephone/Mobile No: _____

Pan Card No.: _____

Aadhaar Card No.: _____

Email ID: _____

Subject: Your request for allotment of plot in the project known as SBM SUNRISE HOMES, situated at SY NO: 39/1, MARSUR VILLAGE, KASABA HOBLI, ANEKAL TALUK, BENGALURU URBAN DISTRICT, KARNATAKA - 562106, 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 _____ BHK Flat / Villa/ Bungalow/ Commercial premises bearing No. _____ admeasuring RERA Carpet area _____ Sq.Mtrs equivalent to Sq.Ft. situated on _____ floor in the project known as _____, having K-RERA Registration No. _____ herein after referred to as "the said unit", being developed on land bearing Survey No. _____, situated/located/lying and at SY NO: 39/1, MARSUR VILLAGE, KASABA HOBLI, ANEKAL TALUK, BENGALURU URBAN DISTRICT, KARNATAKA

- 562106, admeasuring _____ Sq.Mtrs. for a total consideration of Rs _____ only exclusive of GST, stamp duty and registration charges.

OR

2. Allotment of Garage/Covered Parking space(s):

Further I/We have the pleasure to inform you that you have been allotted

Along with the said _____ No(s) _____ admeasuring Sq.Mtrs unit, garage(s) bearing equivalent to _____ Sq.ft./covered car parking space(s) at _____ level basement/podium bearing No(s) _____ admeasuring _____ Sq.Mtrs, equivalent to _____ Sq.ft./Stilt Parking bearing No(s) _____ admeasuring _____ Sq.Mtrs equivalent to _____ Sq.ft./mechanical car parking unit bearing No(s) _____ admeasuring _____ Sq.Mtrs equivalent to _____ Sq.ft. on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

3. Allotment of open car parking:

Further I/We have the pleasure to inform you that you have been allotted an opened 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 _____ 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 5% of the total consideration value of the said unit as booking amount/advance payment on _____ through _____, the

balance 95% of the booking amount/advance payment shall be paid by you in the following manner.

SL. NO.	AMOUNT IN INR	AMOUNT IN WORDS	DUE DATE
i	_____	_____ Rupees only	_____
ii	_____	_____ Rupees only	_____
iii	_____	_____ Rupees only	_____
iv	_____	_____ Rupees only	_____

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://https://rera.karnataka.gov.in/](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. 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.

10. Cancellation of Allotment:

- i. In case you desire to cancel the booking an amount mentioned in the Table, Here under 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	AMOUNT TO BE DEDUCTED
1	booking is received,	Nil
2	Within 15 days from issuance	1% of the cost of the said unit;
3	of the allotment letter;	1.5% of the cost of the said unit;
4	Within 16 to 30 days from issuance of the allotment letter;	2% of the cost of the said unit;

NOTE: 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
- iii. 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.

11. Other Agreements

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.

12. 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.

13. 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 the promoter shall be entitled 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% 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.

14. 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.

15. 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 (Plots)

SL NO	PROJECT WORK	IS APPLICABLE YES / NO	ESTIMATED START DATE	ESTIMATED TO DATE
1	FORMATION OF PLOTS (MANDATORY)	YES	01-03-2025	31-03-2026
2	FORMATION OF ROAD, FOOTPATH, DRAINAGE, ERECTION OF ELECTRICAL POLES	YES	15-09-2025	31-03-2028
3	POWER SUPPLY WORK (TRANSFORMER AND SUBSTATION)	YES	15-04-2026	31-03-2028
4	PLANTATION WORK	YES	15-04-2027	31-03-2029
5	OTHER MISCELLANEOUS WORK	YES	15-04-2028	31-03-2029

For,

Project Name: SBM SUNRISE HOMES

Project Address: SY NO: 39/1, MARSUR VILLAGE, KASABA HOBLI, ANEKAL
TALUK, BENGALURU URBAN DISTRICT, KARNATAKA - 562106

Promoter Name: K SREENIVASULU REDDY & C OBUL REDDY

Promoter Address: NO. 88, 17th D MAIN, 6th CROSS, 6th BLOCK,
KORAMANGALA, BENGALURU SOUTH TALUK, BENGALURU URBAN
DISTRICT, KARNATAKA - 560095

Seal & Signature by Authorized Signatory