

ALLOTMENT LETTER

Date: XXX

To,

XXX

XXX

XXXX

Mobile number : XXX

Email ID : XXXX

Sub: Your request for allotment of flat in the project known “The Urban Forest” situated at Sy No 29/6,30/2A & 2B, Lake Shore Home Layout Kasavanahalli, Bangalore Karnataka 560 035, having K-RERA Registration No _____

Dear Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred to above subject. In that regard, we have the pleasure to inform you that you have been allotted the following unit at the project.

SI No	Description	Figures
1	Tower No	XXX
2	Apartment no	XXX
3	Type	XXX
4	Floor	XXX
5	Total price (in Rupees) (A)	XXX
6	Taxes (in Rupees) (B)	XXX
7	Total Cost- C (in Rupees) Sum(A:B)	XXX
8	Carpet Area (SFT) (D)	XXX
9	Exclusive Balcony, private garden/terrace area (SFT) (E)	XXX
10	Share of common area (SFT) (F)	XXX
11	Total super built up area- G (SFT) Sum(D:F)	XXX
12	Covered Car Park No (Unit)	XXX
13	Allocated Covered car parking No	XXX

KEYA HOMES PRIVATE LIMITED

Regent Court #17, 80 Feet Road, Koramangala, 4th Block, Bangalore-560034

Phone: 080 4093 1141 | Email: tufcrm@keyahomes.in | CIN:

The total consideration excludes stamp duty and registration charges. The same shall be paid as per prevailing Govt Rates on Total Cost of the Apartment.

2. Receipt of part consideration:

You have requested us to consider payment of the booking amount / advance payment in stages which request has been accepted by us and accordingly We confirm to have received Booking amount of Rs XXX/-(Rupees XXX only) . The Total consideration should be paid by you in the following manner.

SI No	Payment Milestone	% of payment	Amount Rs.
1	On Booking & Signing of this Agreement	10	XXX
2	Within 15 Days of Signing of this Agreement	10	XXX
3	Commencement of Foundation work for the tower	12	XXX
4	Commencement of 1st floor Slab for the tower	12	XXX
5	Commencement of 8th floor Slab for the tower	12	XXX
6	Commencement of 16th floor Slab for the tower	12	XXX
7	Completion of internal flooring work for your floor	10	XXX
8	Commencement of Final Slab for the tower	12	XXX
9	Intimation to Possession	10	XXX
	Total		XXX

If you fail to make the balance payment as per construction milestone as said above, further action as stated in Clause 8 hereunder written shall be taken by us as against you.

3. Disclosures of information:

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

The sanctioned plans, layout plans, along with specifications, carpet area, common area as approved by the competent Authority have also been uploaded on K-RERA website.

The entire project would be completed within _____ at one shot including the provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith. As per our standard process, we have already shared entire marketing collaterals, floor plan, carpet area working with you. Your apartments autocad, electrical and plumbing drawing would be shared with you upon completion of the transaction. We would not entertain any query on email/of any other form for clarification on any of these matters.

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

4. Encumbrances:

We hereby confirm that the said unit is free from all encumbrances, and we hereby further confirm that no encumbrances shall be created on the said unit.

5. 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.

6. Possession:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before [REDACTED]. However, the Promoter expected to provide early possession of the unit to you by [REDACTED] subject to the payment of the total consideration amount of the said unit 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 us and yourselves.

7. 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. The agreement to sale to be signed between us, would be cancelled automatically, If you default on making the payment beyond 15 days from the date of the due date.

8. 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.	Cancellation post booking	Amount to be deducted
1.	Within 15 days from booking;	Rs. 2 lac or 1.5% of total cost, whichever is higher
2.	After 15 days from booking;	Rs. 3 lac or 2% of total cost, whichever is higher

9. 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.

10. 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.

11. Execution of the agreement for sale:

You shall execute the agreement for sale within 30 days from the date of booking. As the project is scheduled for completion by [REDACTED], both parties have agreed to directly register the sale deed upon completion of the project.

12. Validity of allotment letter:

This allotment letter shall not be construed to limit your rights and interest upon execution 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 agreement for sale.

13. Communication with KEYA:

As per our standard process, we only engage in communication with all our customers through email. You would need to have entire communication through email on tufcrm@keyahomes.in id. You shall follow the same protocol of communication.

14. Bank Loan:

As per our standard process, we only accept bookings for home loan cases where customers route the home loan through our relationship branches to save on time and efforts. We have project approval from HDFC/SBI/Axis/Bajaj and Tata. You can choose the bank as per your choice and route the home loan through our connect only. Please do note that one bank only offers one rate to a customer depending on your cibil rating and no DSA/branch can change your rate anymore. We get you best of the services and facilities due to our larger relationship with banks.

15. Legal Documents Access:

As per our standard process, we would share the entire set of legal documents available with us through google link. Do note that the project has been approved by BDA/RERA and all major banks based on these available documents. You would need to conclude your diligence based on information shared with you. Please don't come back to us with additional list of documents requirement/clarifications, if any, as we would not be able to spend our time and efforts on the same.

16. Communication Etiquette :

We respect all individuals and expect the same in reciprocation. We expect you to be professional in your email or any other means of communication with us. If you get into any unprofessional communication with us, we would not be able to allow you to board our journey and cancel your booking and refund your money. Further you are also not expected to defame our brand on any digital platform without verifying the facts. If you happen to be doing so, You shall follow the same protocol of communication. If you believe that you have made a wrong choice by buying our product, please send us an email. We would cancel your booking and refund your entire money paid to us without any hesitation.

17. Car Park Allocation:

The Architects have already allocated the car park for all units at the project considering the travel distance of owners to their respective floor. The allottee has understood the same and is completely satisfied with the process of allocation and individual slot allotted to them.

18. Headings:

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

For Keya Homes Pvt Ltd



Authorized Signatory

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.

(Allottee/s)

Name: _____

Signature: _____

Place: _____

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

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