

ALLOTMENT LETTER

No.

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 “ M/s.

SANTHUSTA INFRACON PRIVATE LIMITED situated,

A company incorporated under the provisions of Indian Companies Act 2013,

having its registered office at Flat No:203, Second Floor,

“Samaikyaa’s K.K.Veni Plaza” B.Narayanapura, White Field Main Road,

Bangalore – 560 016.

.having K- RERA ACK No: _____

Sir/Madam,

1. Allotment of the said unit:

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

BHK apartment bearing No admeasuring RERA Carpet

area.....Sq. mtrs equivalent to __ Sq. ft. situated in the

project known as Prestige Dew Drops having K-RERA Registration No

.....hereinafter referred to as “the

said unit”, being developed on land bearing Sy No’s. 35/1, 35/2B &

35/2A, Kurubarahalli Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore

Rural District, admeasuring 7 Acres and 15Guntas of total consideration of

Rs.....only)exclusive of GST,

stamp duty and registration charges.

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 unit, garage(s) bearing
No(s).....admeasuring.....sq. mtrs equivalent
to.....Sq.ft./covered carparking.

space(s)at.....level basement /podium bearing
No(s).....admeasuring.....Sq. mtrs 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 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.....% of the total
consideration value of the said unit as booking amount / advance payment
on.....through mode of payment.

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.

5. **Disclosures of information:**

1/ 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

Encumbrances:

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

6. 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.

4.I Submit that I/We will deposit entire amount borrowed for the purpose of the project into the designated account of the project and the money so deposited will be utilized and withdrawn only for the purpose of the development of the respective project, and also will follow the guidelines stipulated in RERA notification number RERA Accounts(02)/CR/2019-20,dated 19.07.23.

7. Possession:

The said unit along with the garage(s)/covered car parking spaces(s) shall be handed over to you on or before **31/12/2028** subject to the payment of the consideration amount of the said unit as well as of the garage(s) / covered 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.

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 respect bank highest Marginal Cost of Lending Rate plus two percent.

9. 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 60 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	Nil;
2.	Within 16 to 30 days from issuance of the	1% of the cost of the said unit;
3.	Within 31 to 60 days from issuance of the	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.

*The amount deducted shall not exceed the amount as mentioned in the table above.

I. In the event the amount due and payable referred in Clause 9 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.

10. 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 here under written.

11. 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 criteria binding obligation on the part of ourselves and yourselves until compliance by yourselves of the mandate as stated in Clause 12.

12. Execution and registration of the agreement for sale:

a. 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 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.

- b. 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 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% 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.
- c. 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 Bank highest Marginal Cost of Lending Rate plus two percent.

13. 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.

14. Headings:

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

Date:

Place:

Signature.....

Name.....

(Promoter(s)/ Authorized
Signatory) (Email)

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:.....

Signature.....

Place:.....

Name:.....

(Allottee/s)

Promoter (s) / Authorized
Signatory

PROJECT NAME: AMOGAYA ADORIT		
PROMOTER NAME: AMOGAYA PROJECTS		
ANNEXURE-A		
Status of Sub Structure		
Project Work	Estimated Start Date	Estimated End Date
Earth work and other leveling preparation work		
Foundation footing work		
Upto Plinth Level		
Sub-structure flooring (Parking Floor, more than one floor below general ground level)		
Retaining wall (All types)		
Status Of Super Structure		
Project Work	Estimated Start Date	Estimated End Date
RCC or MS Framed structure		
Masonry construction: Bricks, Concrete blocks etc		
Plastering inside , outside & Ceiling		
Joinery: Doors, Windows, Ventilators etc		
Basic work of Water supply, Sanitary and Electrification		
Dadoing, Skirting, Flooring, Tiles work (All types)		
Railing and Grill fixing		
Finishing Works (Fittings & Fixtures)		
Project Work	Estimated Start Date	Estimated End Date
Electrification, Water supply and Sanitary Finishing		
Painting		
Internal and External work including landscapes as per sanctioned drawings		

