

## ALLOTMENT LETTER

Unit No: ELEGANT ATMOS/.....

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 residential apartment/ unit in the project known as **"ELEGANT ATMOS"**, having KERA Registration No: \_\_\_\_\_

Sir/Madam,

### 1. Allotment of the said unit:

We refer to your Application Form whereby you have expressed your intent that you are interested in purchasing residential apartment in the aforesaid Project. In that regard, we are glad to inform you that you have been allotted a residential apartment bearing No. \_\_\_\_\_ admeasuring RERA Carpet area \_\_\_\_\_ sq. mtrs. equivalent to \_\_\_\_\_ sq.ft. situated on \_\_\_\_\_ floor of the project known as **"ELEGANT ATMOS"**, having RERA Registration No \_\_\_\_\_ hereinafter referred to as "the said unit", being developed on portion of land bearing Immovable Property bearing BBMP Khatha No.10/52/2,52/3, carved out of Sy.No.52/2 and 52/3 Situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore for a total \_\_\_\_\_ consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) exclusive of GST, stamp duty and registration charges and applicable taxes.

### 2. Allotment of parking space(s); (to strike out whatever is not applicable) COVERED CAR PARKING SPACE

Further I/ we have the pleasure to inform you that you have been allotted along with the said apartment/unit, covered/open car parking space bearing No. \_\_\_\_\_ 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. Receipt of part consideration: (to strike out whatever is not applicable)

I / we confirm to have received from you an amount of Rs. \_\_\_\_\_ /- (Rupees. \_\_\_\_\_ Only), being \_\_\_\_\_ % of the total consideration value of the said unit as booking amount /advance payment on \_\_\_\_\_, through \_\_\_\_\_, \_\_\_\_\_

### 4. 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 has also been uploaded on KRERA 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 KRERA is <https://kera.karnataka.gov.in/> \_\_\_\_\_

### 5. 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.

### 6. Further payments:

Further payments towards the consideration of the said unit/apartment as well as of the covered/open car parking space/s (if applicable) 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.

### 7. Possession:

The said unit along with the covered/open car parking space/s , if applicable shall be handed over to you on or before **Dec 2028** subject to the payment of the consideration amount of the said unit as well as of the car parking space/s, if applicable 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 State Bank of India highest Marginal Cost of Lending Rate plus two percent.

**9. Cancellation of allotment:**

i. 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.

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.

**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 hereunder 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 create a 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:**

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. 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 a notice calling upon the allottee to pay the subsequent stage installment within 15 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. The said period of 2 months can be further extended on our mutual understanding.

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 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.

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.

## **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.

Signature .....

Name .....

Elegant Builders and developers ., Promoter(s)

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.

Signature .....

Name .....

Signature .....

Name .....

(Allottee/ s)

Date:

Place:



### Stage wise time schedule of completion of the project Promoter(s) / Authorized Signatory

Sl. No.	Stages	Date of Completion
1	Excavation	16-Nov-2025
2	Basements (if any)	28-Feb-2026
3	Podiums (if any)	28-Feb-2026
4	Plinth	15-Jan-2026
5	Stilt (if any)	NA
6	Slabs of superstructure	28-Aug-2026
7	Internal walls, internal plaster, completion of floorings, doors and windows	31-Dec-2026

8	Sanitary electrical and water supply fittings within the said units	30-Jan-2027
9	Staircase, lift wells and lobbies at each floor level, overhead and underground water tanks	30-Jun-2027
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	1-Sep-2027
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment	1-Jun-2027
	Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall	30-Jun-2027
	Completion of all other requirements as per specifications in agreement of sale, any other activities	30-Jun-2027
12	Internal roads & footpaths, lighting	30-Jun-2027
13	Water supply	30-Dec-2027
14	Sewerage (chamber, lines, septic tank, STP)	31-Jan-2028
15	Stormwater drains	30-June-2028
16	Treatment and disposal of sewage and sullage water	30-June-2028
17	Solid waste management & disposal	30-June-2028
18	Water conservation / rainwater harvesting	1-July-2028
19	Electrical meter room, sub-station, receiving station	1-Aug-2028
20	Others	30-Aug-2028

For ELEGANT ATMOS

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Partner

Partner