



VISALAKSHI HOUSING PROJECTS

ANNEXURE-1

ALLOTMENT LETTER FOR NAGAMA SERENITY

Date _____

Ref No. _____

To,

Mr/Mrs./ Ms.

R/O

Telephone/Mobile number.....

Pan Card No.:..... Aadhar Card No.:.....

Email ID:.....

Sub: Your request for allotment of flat in the project known as '**NAGAMA SERENITY**' situated at Sy Nos.120/3,120/10 and 121/4 of Bileshivale Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore -560077 having K- RERA Registration No.....

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 a BHK flat bearing No..... admeasuring RERA Carpet area Sq.mtrs equivalent to Sq.ft. situated on ____ floor in the project known as '**Nagama Serenity**' having K-RERA Registration No hereinafter referred to as "the said unit", being developed on land bearing Sy Nos. 120/3, 120/10 and 121/4, Bileshivale Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore -560077 for a total consideration of Rs/- (Rupees only} exclusive of GST, stamp duty and registration charges

2. Allotment of Covered Parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said unit ,covered car parking space(s) at basement/ Ground bearing No(s)..... admeasuringSq.meters, 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:-

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.....% of the total consideration value of the said unit as booking amount/advance payment on.....through.....,The balance..... % of the booking amount/advance payment shall be paid by you in the following manner.

<i>Payment Schedule</i>	<i>% of Cost of the Unit</i>	<i>Payment Amount in Rs</i>
Blocking Amount – Rs.2 Lakhs		
On Booking (minus blocking amount)	10%	
On Execution of Agreement of Sale	10%	
On Commencement of footing	10%	
On commencement of Basement Slab	5%	
On commencement of Ground Floor Slab	5%	
On commencement of First Floor Slab	5%	
On commencement of Second Floor Slab	5%	
On commencement of Third Floor Slab	5%	
On commencement of Fourth Floor Slab	5%	
On commencement of Fifth Floor Slab	5%	
On commencement of Sixth Floor Slab	5%	
On commencement of Seventh Floor Slab	5%	
On commencement of Eighth Floor Slab	5%	
On commencement of Ninth Floor Slab	5%	
On commencement of Block Work	5%	
On Commencement of flooring	5%	



On handing over the possession or Registration of Sale Deed, Whichever is earlier	5%	
TOTAL (Excl. Registration and related charges)	100%	

Note: The total amount accepted under this clause shall not be more than 100% of the cost of the said unit.

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.

4. Disclosures of information:-

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

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 the K.Rera Website.

The stage wise time schedule of completion of the project including provisions for civic infrastructure like water, sanitation and electricity is as stated in Annexure - A attached herewith and The website address of K-RERA is <https://rera.karnataka.gov.in/>.

5. 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.

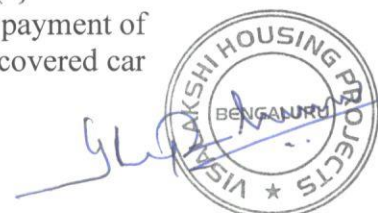
However we undertake not to create any mortgage after this allotment is confirmed by you.

6. Further Payments:-

Further payments towards the consideration of the said unit as well as of the /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.

7. Possession:

The said unit along with the covered car parking spaces(s) shall be handed over to you on or before registration subject to the payment of the consideration amount of the said unit as well as of the covered car



parking spaces in the manner and at the times as well as per the terms and conditions as more specifically 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.

SI.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.

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

ii) In the event the amount due and payable is referred to 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.

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.

Execution and Registration of the Agreement for sale:

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.

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 from the date of issuance of this letter or within such period as may be communicated to you. we shall be entitled to serve upon 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, we shall be entitled to cancel this allotment letter and further 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.

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.

12. 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.

13. Headings:

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

For VISALAKSHI HOUSING PROJECTS


(G V Rajasekhar)
Managing Partner



Email: nagamaserenity@gmail.com

CONFIRMATION & ACKNOWLEDGEMENT

Date:

Place: Bengaluru

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)

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

Sl. No.	Stages	Date of Completion
1	Excavation	10.12.2025
2	Plinth	30.08.2025
3	Stilt (if any)	NA
4	Slabs of superstructure	10.06.2027
5	Internal walls, internal plaster, completion of floorings, doors and windows	10.06.2028
6	Sanitary electrical and water supply fittings within the said units	10.05.2029
7	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	10.06.2029
8	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	10.08.2029
9	Water Pumps, Fire Fighting Fittings and Equipment, Electrical Fittings, Mechanical Equipment, Finishing to entrance lobby/s, Plinth. Lifts Installation, Mechanical.	10.10.2029
10	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.	10.12.2029
11	Water supply	
12	Sewerage (chamber, lines, septic tank)	10.12.2029
13	Storm water drains	10.12.2029
14	Treatment and disposal of sewage and sullage water	10.12.2029
15	Solid waste management & disposal	10.12.2029
16	Water conservation /Rain water harvesting	10.12.2029
17	Electrical meter room, sub-station, receiving station.	10.12.2029
18	Others	10.12.2029



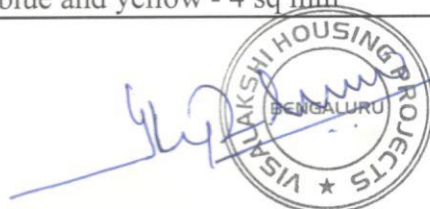
SPECIFICATIONS:

Type of structure	Frames RCC Columns and Beams As per Structural specification
Material & thickness external wall	6" Solid Block
Material & thickness internal wall	4" Solid Block
Flooring	Material Proposed
Lobby	Granite 20 mm Thickness
Stair Thread	Granite 20 mm Thickness
Stair Riser	Vitrified Tiles 10 mm Thickness
Living Room Floor	Vitrified Tiles
Living Room Skirting	Vitrified Tiles
Dining Room Floor	Vitrified Tiles
Dining Room Skirting	Vitrified Tiles
Master Bed Room Floor	Vitrified Tiles
Other Bed Rooms Flooring & Skirting	Vitrified Tiles
Kitchen Flooring	Vitrified Tiles
Kitchen Skirting	Vitrified Tiles
Bathroom Walls	SGVT Tiles (Aparna Make/ equivalent) 600 x 1200 mm
Bathroom Flooring	Anti Skid Vitrified Tiles - (size 600 x 600 mm)
Balcony Flooring	Anti Skid Vitrified Tiles
Balcony Skirting	Anti Skid Vitrified Tiles
Terrace	Screed Concrete with waterproofing chemical treatment along with heat resistant painting
Kitchen Counter	Granite Platform with stainless steel sink providing in utility
Threshold	Granite for Toilets
Wall Dadoing	Material /Height
Lift	Black Granite
Lobby	Granite 20 mm floor and up to 4' skirting
Kitchen Walls	Tiles up to 2' Height Dadoing
Bath Room	600 x 1200 mm (Aparna Make/ equivalent)



Painting	Proposed Make/Type of Material
Interior of Apartment	1) 2 coat Fine Putty 2). 1 coat primer 3) 2 coats Emulsion 4). Rainbow(White) for ceiling Make:- Tractor Emulsion from Asian or equivalent
Exterior of Apartment	1.Safe Guard Rough Texture 2 coats Asian Apex/ equivalent make
Common areas - lobby	1) 1 coat primer 2) 2 coats Tractor Emulsion or equivalent
basement/stilt	1) 2 coat fine putty 2) 1 coat primer 3)Rainbow(White) for ceiling Tractor Emulsion or equivalent
Wall Plastering	With Cement & Sand Mortar
Plumbing if applicable	Proposed Make of Material/Description
Taps and fittings	Jaguar/ equivalent
Flushing	Jaguar/ equivalent
EWC	Jaguar/ equivalent
Wash Basin	Jaguar/ equivalent
Sink	Jaguar/ equivalent
One point in Kitchen for Corporation water	No
Separate line for Bore	Yes
Water pipes	Astrol/ equivalent make
Sewage pipes	Astrol make PVC of ISI standards
Sullage Pipes	Astrol make PVC of ISI standards
Rain Water Pipes	Astrol make PVC of ISI standards
External plumbing in Ducts	Astrol make PVC of ISI standards
concealed master stop cock for Kitchen/Bath	Jaguar/equivalent
Geysers	Provision Given
Others	Solar line for top floor bathrooms

Electrical if applicable	Proposed Make of Material/Description
Cables colour coded	Anchor/equivalent make: 2.5 sq mm for switches - Black and red 1.5 sq mm for light points, & fans- Blue and yellow 1 sq mm - for Earthing - Green 1 sq mm- 2 way light and 1 calling bell - Red 4sq mm - Geyser AC , kitchen circuits - Red and black 4 sq mm - 3 phase – for Generator, Motor & lift etc.. - red , black, blue and yellow - 4 sq mm



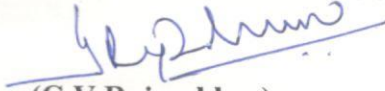
	From flat to panel board - 4 sq mm red and black 2.5 mm red and black, 1 sq mm - Green
Earthing pits	Earthling pits for Flats, extra pits for common areas, borewells, lift and generator.
A/C Points in Bedroom	Yes
Geyser point in Bathroom	Yes
RO Point in Kitchen	Yes
Washing machine point in utility	Yes
Dish Washer machine point in utility	N/A
Internal Data and TV cabling	Provided in all Living and Bed rooms
MCB & ELCB	Yes and RCCB for shock proof
Generator	Kirloskar/Equivalent make with acoustic panel (sound proof) as per the Norms of CPCB-2
Back up power	Provided to whole apartment common areas and 1KW for each unit
Switches & Points	Anchor/ equivalent make
Woodwork/Polymer	Proposed Type of Material/Description
Front door and fittings	Teak verneer door 40mm thickness
Front door frame (ht and width)	Teak wood - 8 Ft height / 3.5 Ft width
Interior door and fittings	Laminated Flush Doors both sides 32mm thickness
Interior door frames (ht and width)	7 Ft height / 3 Ft width – Teak Wood
Bathroom door and fittings	Laminated Flushed Doors
Bathroom door frames (ht and width)	7 Ft height / 2.5 Ft width - Teak Wood
Windows with mesh and fittings	UPVC Windows
Banisters/ Stair case Railings	MS railing
Louvered Bathroom windows	UPVC Windows
Others & Hardware	Exhaust Fan provision provided with in the window Hinges, tower bolts, locks from Europa/equivalent make

Others	Proposed Type of Material/Description
Passenger elevator	Johnson/ equivalent automatic 10 passenger Lift
Intercom	No
CCTV surveillance	In common Areas and in Parking Area
Rain Water Harvesting	Yes
Piped Gas/Gas bank	Pipes from utility /Balcony / Basement. Gas Bank not Applicable
False ceiling	N/A
Security Cabin	Yes
Main Door Lock	Digital lock for Europa/ equivalent Make
Parking Flooring	VDF smooth finish flooring
Other Amenities	1. Fully Equipped Gymnasium in the ground floor 2. Party area in the ground floor 3. Covered Yoga room



	4. Garden wherever applicable
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For VISALAKSHI HOUSING PROJECTS


(G V Rajasekhar)
Managing Partner

