

No. _____

Date: _____._____._____

To:

Mr./Mrs./Ms. _____,

Aadhaar No: _____,

PAN: _____,

Residing at _____,

Mobile No: +91 _____,

Email ID: _____,

Subject: Your request for allotment of Residential Flat in the project known as _____, situated at _____, having K-RERA Registration No. _____.

Sir/Madam,

In reference to your request referred to in the above Subject, we have the pleasure to inform that you have been allotted:

- I. **Allotment of the Residential Flat:** a _____ BHK Residential Flat bearing No. _____, admeasuring RERA Carpet area _____ Square Meters, equivalent to _____ Square Feet, situated on _____ Floor, in Building/ Tower/Block/ Wing No. _____, in the project known as _____, having K-RERA Registration No. _____, (herein after referred to as “**the Flat**”) being developed on all that piece and parcel of the lands bearing (i) **New Survey No. 139/2** (earlier part of Survey No. 139 and before part of old Survey No. 37, Block No. 3) measuring 20 Guntas, (ii) **New Survey No. 140** (earlier part of Old Survey No. 37, Block No. 4) measuring 1 Acre and (iii) **New Survey No. 141**, (earlier part of Old Survey No. 37, Block No. 5) measuring 1 Acre, altogether measuring **2 Acres 20 Guntas** equivalent to **10,117 Square Meters**, (less 30 Feet wide Road on the Northern side which is equivalent to 6609 Square Feet out of 2 Acres 20 Guntas), all situated at Munnekolalu Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 85, Doddanekkundi, Bengaluru, for a total sale consideration of Rs.____/- (Rupees _____ Only) exclusive of GST, stamp duty and registration charges.
- II. **Allotment of Garage/Covered Parking space(s):** you have been allotted along with the Flat, the covered car parking space in the basement bearing No(s). _____, admeasuring _____ Square Meters, equivalent to _____ Square Feet, on the terms and conditions, which shall be enumerated in the Agreement for Sale to be entered into between ourselves and yourself(ves).

III. **Receipt of part consideration:** We confirm that we have received from you an amount of Rs.____/- (Rupees ____ Only), being ____% (____ Per Cent) of the aforementioned total consideration for the said Flat as booking amount/advance payment on _____.____, vide ____ [insert mode of payment].

Commented [A1]: Should not exceed 10%

IV. **Disclosures of information:** 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://rera.karnataka.gov.in/>

V. **Encumbrances:** We hereby confirm that the said Flat is free from all encumbrances and that no encumbrances shall be created on the said Flat.

VI. **Further payments:** Further payments towards the total sale consideration of the said Flat as well as of the covered car parking space(s) shall be made by you/yourselves, 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 yourself(ves).

VII. **Possession:** The said Flat along with the covered car parking spaces(s) shall be handed over to you/yourselves on or before _____.____, subject to the payment of the total sale consideration amount of the said Flat as well as of the 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 yourself(ves).

VIII. **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 2%.

IX. **Cancellation of allotment:** In case you desire to cancel the booking, an amount mentioned hereinbelow 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.	Timeline	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 Flat;
3.	Within 31 to 60 days from issuance of the allotment letter;	1.5% of the cost of the said Flat;
4.	After 61 days from issuance of the allotment letter.	2% of the cost of the said Flat.

Note: The amount deducted shall not exceed the amount as mentioned in the table above. Further, in the event the amount due and payable referred hereinabove 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 2%.

- X. **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.
- XI. **Proforma of the Agreement for Sale and binding effect:** The proforma of the Agreement for Sale to be entered into between ourselves and yourself(ves) 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.
- XII. **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.

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, we shall be entitled to serve upon you a notice calling upon you to execute the Agreement for

Commented [A2]: 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.

Sale and appear for registration of the same within 15 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 Flat 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 hereinabove 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 2%.

XIII. 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 Flat thereafter shall be covered by the terms and conditions of the said registered document.

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

**M/s. SHRI SAIDEEP SRINIDHI BUILDCON
LLP.,**

Represented by its Designated Partner:

Mr. Sukesh Reddy Mugamuru,

Email ID: ____
(PROMOTER)

Date: ____.

Place: Bengaluru

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: Bengaluru

[Insert Allottee(s) Name(s)]
(ALLOTTEE(S))

Annexure - A

Stage wise time schedule of completion of the project

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

Commented [A3]: Sample

M/s. SHRI SAIDEEP SRINIDHI BUILDCON LLP.,

Represented by its Designated Partner:

Mr. Suresh Reddy Mugamuru,

Email ID: _____

(PROMOTER)