

To be printed on Company Letter Head

ALLOTMENT LETTER

Date:

To,

Customer 1 & 2

Address

Phone:

Email Id:

PROJECT: THE ROOTS

Sub: Your request for allotment of Row villa in the Project **THE ROOTS** situated at No. 279/107-279/108-1-279/110-1, Sadahalli village, Kasaba Hobli, Devanahalli Taluk, Bangalore rural District: 562110, Bengaluru Urban District, having K- RERA Registration No PRM/KA/RERA/_____.

Dear Sir/Madam,

- 1. ALLOTMENT OF ROW VILLA :** This has reference to your request referred at the above subject. In this regard, we are pleased to inform you that you have been allotted a Row villa bearing No _____, in _____ block of **THE ROOTS**.

The details of the Row villa are as given below:

SL. NO.	ROW VILLA AREA	SQ. MTRS.	SQ. FT.
1	Carpet Area ⁽¹⁾ (a)	Sq. mtrs	Sq. ft
2	Sit-out/Balcony/Deck, Utility & External Wall Area ^(b)	Sq. mtrs	Sq. ft
3	Proportionate share in common areas such as, lobbies, lifts, staircases, and all other areas of common use ^(c)	Sq.mtrs	Sq. ft
4	Super Built-Up Area ⁽²⁾ (a) +(b) +(c)	Sq.mtrs	Sq. ft
5	Private Terrace Area or Garden Area ⁽³⁾	Sq.mtrs	Sq. ft
6	Undivided Share in the Land	Sq.mtrs	Sq. ft

2. **ALLOTMENT OF CARPARK:** Further, we are pleased to allot car park along with the Row villa as mentioned below, on the terms and conditions as shall be enumerated in the Agreement for Sale to be entered into between ourselves and yourselves.

1	Number of Car Park(s)Allotted	TWO
2	Type of Car Park - Covered/Open	COVERED

3. TOTAL SALE PRICE		Amount in RS
1	Cost of the Row villa (Carpet Area)	
2	Cost of Exclusive Sit-Out/Balcony/Deck, Utility & External Walls of the Row villa	
3	Proportionate Cost of Common Area	
4	Cost of Private Terrace	
5	Preferred Location Charges, if applicable	
6	Backup Generator Charges	
7	Club House Charges	
	Total Sale price	
* Fees, E-Stamp, Stamp taxes & additional expenses to be paid in addition to Total Sale price as detailed in clause-11 of this Allotment Letter.		

4. RECEIPT OF PART CONSIDERATION:

- A. We confirm to have received from you the amount of **Rs. _____/- (Rupees _____Only) excluding TDS**, being booking amount / advance payment. Receipt for the same has been shared with you.
- B. If you fail to make the balance booking amount / advance payment within 15 days from the date of demand letter, further action as stated hereunder shall be initiated.

In the event the balance booking amount is not paid within the stipulated timeline from the date of the demand letter, the Promoter shall serve the notice to the Allottee calling upon to pay the balance booking amount within 15 (Fifteen) days. Further, 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 10. In no event the amount to be forfeited shall exceed the amount mentioned in the above referred Table.

5. DISCLOSURE OF INFORMATION:

We have made available 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 progress of the project is uploaded on K-RERA website, as stipulated by RERA Authority.
- iii) The website address of K-RERA is: <https://rera.karnataka.gov.in/>

6. ENCUMBRANCES:

We hereby confirm that we encumbered project land and the said Row villa with _____ for development of the project. Also note that _____ acting as Security Trustee to the Lender.

7. FURTHER PAYMENTS:

Further payments towards the consideration of the said Row villa including charges towards car parking space(s) shall be made by you, as per the terms and conditions as more specifically enumerated / stated in the Agreement for Sale to be entered into between ourselves and yourselves.

The payment details are given below for your reference.

Sl. No	Description	%	Amount (Rs)
1	Booking Amount		
2	Balance booking amount within 20 days of booking date (equivalent to 10% of the sale value plus GST)	10	
3	within 15 days of execution of agreement for sale	10	
4	On Commencement of Basement	15	
5	On Commencement of Ground floor	10	
6	On Commencement of 1st Floor	15	
7	On Commencement of 2nd Floor	10	
8	On Commencement of Terrace	15	
9	Finishing	5	
10	External Painting	5	
11	Possession	5	
12	Payable on possession		
Total Cost			

8. POSSESSION:

The said Row villa along with the car parking spaces(s) (if applicable) shall be handed over to you on or before _____ subject to the payment of the consideration amount as conditions as more specifically enumerated / stated in the agreement for sale to be entered between both the parties.

9. INTEREST PAYMENT:

In case of delay in making any payments, you shall be liable to pay interest at the rate which State Bank Of India highest Marginal Cost of Lending Rate plus two percent.

10. CANCELLATION OF ALLOTMENT:

- i) In case you desire to cancel the booking, prior to executing the Agreement for Sale, an amount in the table hereunder would be deducted and the balance amount, if any shall be refunded to you 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 allotment letter	Nil
2	Within 16 to 30 days from issuance of the allotment letter	1% of the Total cost of the said Row villa
3	Within 31 to 60 days from issuance of the allotment letter	1.5% of the Total cost of the said Row villa
4	After 61 days from issuance of the allotment letter.	2% of the Total cost of the said Row villa

The amount deducted shall not exceed the amount mentioned in the table above. However, the necessary GST on Cancellation charges shall be applicable.

- ii) In the event the amount due and payable, referred in Clause 10 is not refunded within 60 days from the date of receipt of your letter requesting to cancel the said booking along with Letter of Undertaking, 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.

11. OTHER PAYMENTS:

You shall make the payment of GST, stamp duty, E-Stamp and registration charges, as applicable and such other payments indicated below and more specifically mentioned in the agreement for sale, the proforma whereof is enclosed herewith in terms of Clause 12 hereunder written.

Approximate Amount for Fees, Taxes & Additional Expenses to Be Paid in Addition to Sale Price:

1	GST payable on Sale Value	
2	Advance Maintenance Charges @ Rs. 5/sft per month for 12 months Inc GST	
3	Sinking Fund/Corpus @ Rs. 100/Sft (One Time Charge)	
4	Legal and other Service charges including GST	
5	Stamp duty on Agreement to sell (E-franking Charges)	

6	Reticulated Gas Connection charges plus GST (if applicable)	On actuals payable on demand
7	BESCOM/BWSSB plus GST	On actuals payable on demand

12. 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 13.

13. EXECUTION AND REGISTRATION OF THE AGREEMENT FOR SALE:

- i) You shall execute the agreement for sale within 7 days from receipt of the Agreement to Sell is dispatched for your signature and accordingly complete the registration.
- ii) If you fail to execute the agreement for sale within the stipulated period 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 Row villa (along with necessary GST charges) and the balance amount if any, shall be refunded without interest within 60 days from the date of Cancellation Notice being sent to you.
- iii) In the event the balance amount referred in Clause 13 (ii) above is not refunded within 60 days from the date of Cancellation notice, 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

14. VALIDITY OF ALLOTMENT LETTER:

This allotment letter is valid till the execution of the Agreement for Sale between ourselves and yourselves. Cancellation of allotment of the said Row villa thereafter shall be covered by the terms and conditions of the Agreement for Sale.

15. NOTES:

1. Allotment is valid subject to realization of the booking amount.
2. TDS as applicable under Section 194-IA to be deducted by Allottee and paid to the concerned authorities with each instalment if the agreement value (including additional charges and excluding Corpus fund) is Rs.50 Lakhs and above. On remittance of TDS, Form 16B duly signed to be submitted to the builder without fail. The Allottee is responsible for any penalty levied by the authorities in case of any delay in payment of the same.
3. Stamp duty and registration charges are payable at the time of registration depending on government guideline value and prevailing rates.
4. The milestone linked demand for payments will be raised upon achievement of construction activities at site. While the milestones for casting slabs are sequential, the finishing works like tiling, painting etc. may not be sequential. They may be initiated in parallel before completion of the last slab to ensure faster delivery of the project. Hence payment for such activities may be demanded before completion of the last slab and not in a pre-defined sequence.

DISCLAIMER

1. Carpet Area as defined in RERA: The net usable floor area of a Row villa, excluding the area covered by the external walls, areas under services shafts, exclusive of balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Row villa.
2. Super Built-up Area (SBA) includes carpet area as defined in RERA, balcony area if applicable, external wall thickness, and share of common areas.
3. Private Terrace Area is the Exclusive Open Terrace Area as defined in RERA which means the area of open terrace which is appurtenant to the net usable floor area of a Row villa meant for exclusive use of the allottee.
4. Areas in Sq.Mtrs., are rounded to 2 decimal places. Areas in Sq.Ft., and other numbers are rounded off.
5. Areas mentioned are subject to variation as permitted in Indian Standards of Weights and Measures Act, 1976. 1 Sq. Mtrs., = 10.764 Sq. Ft.,
6. Any additional charge(s) imposed by government/statutory authorities during the currency of contract will be payable by the Allottee.
7. GST at prevailing rates (inclusive of applicable CGST and SGST)
8. Errors and Omissions Exempted.

Please ensure to comply with the terms of allotment.

Thank you for choosing SRKP Group. We assure you of our best services!

Yours Sincerely,

For SRK Infra Projects Pvt Ltd.,

Authorized Signatory

CONFIRMATION & ACKNOWLEDGEMENT

I / We have read and understood the contents of this allotment letter. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Applicant 1 Signature

Applicant 2 Signature