

.ANNEXURE-I ALLOTMENT LETTER

Note:- i) for compliance of the provisions of clause (g) of sub-section (2) of Section 4 of the Real Estate (Regulation and Development) Act, 2016 (the Act), the proforma-of-the— allotment letter to be uploaded along with the application for registration of the real estate project shall be as per this model form of allotment letter.

ii) It shall be mandatory to issue allotment letter in this format whenever a sum not more than 10% (ten percent) of the cost of the apartment, plot or building as the case may be, is collected as deposit or advance or Booking amount.

No.

Date: 15-10-2025

To, Mr/Mrs. / Ms X Y Z R/o NO XXX...

(Address) _BANGALORE

Mobile number 9999009001

Pan Card No.: AAAFD1234C Aadhar Card No.: 793569775356 Email ID:XYZ@GMAIL.COM

Sub: Your request for allotment of flat in the project known as Sipani City Phase-1 situated at Sy No 24/6, 22/2,& 21 , Madappana hali, Kugur Post, Sarjapur Hobli, Anekal Tq, Bangaore 562125 having K-RERA Registration No : _____

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regard, we have the pleasure to inform that you have been allotted a **One BHK** flat bearing **No 104** admeasuring RERA Carpet area **48.46** Sq.mtrs equivalent to Sq.ft, **522** situated on **First Floor** in Tower **A** Block-1-in the project known as **Sipani City Phase-1** having K-RERA Registration Noherein after referred to as "the said unit", being developed on land bearing Survey Sy No 24/6, 22/2,& 21 , Madappana hali, Kugur Post, Sarjapur Hobli, Anekal Tq, Bangaore admeasuring **78.04** Sq mtrs for a total consideration of Rs **54,60,000/- Rs Fifty four lakhs Sixty thousand only**) exclusive of GST, stamp duty and registration charges.

2. Allotment of Garage/Covered Parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said unit, Parking bearing No AB-104 admeasuring **12.5**.sq.mtr equivalent to **134.55**.Sq.ft ./ covered car parking space **at basement** /podium / Ground / Open parking 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:

we confirm to have received from you an amount of Rs **1,00,000/- (Rupees One lakh .only)**,*(this amount shall not be more than 10% of the cost of the said unit)* being **1.83%** of the total consideration value of the said unit as booking amount / advance payment on 15-10-2025..through Cheque No----- dt 15-10-2025 mode of payment.

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 90% 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:-

- 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. By online link or your email _____ ,
- 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/>

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.

OR

I/We have created the following encumbrance(s) / encumbrance(s) attached with caveats as enumerated hereunder on the said unit.

- a)
- b)

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 garage(s)/covered / Open 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 garage(s)/covered /open car parking spaces(s) shall be handed over to you on or before 31-12-2030 subject to the payment of the consideration

amount of the said unit as well as of .the garage/covered/open car parking space(s)in the manner 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 towards the delay period and if in case if the deay is more than 30 days this allotment letter shall get automatically cancelled and your booking amount paid shall be refunded after adjusting the charges as per the policy of the company.

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.

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

- ii) 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 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.

- i) **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.

- 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, 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, 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.
- iii) In the event the balance amount due and payable referred in Clause 12 (ii) above is not refunded or to be recovered from you within 45 days from the date of expiry of the notice period, you shall be entitled to receive/ pay 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.

Date: 15-10-2025

Place Bangalore¹

Email Id.): mnm@sipaniproperties.com

Signature – SD/-

Name M N Madhava Murthy

(Promoter(s)/ Authorized Signatory)

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 15-10-2025

Signature.....

Place-Bangalore

Name of Allottee/s

Annexure – A =Stage wise time schedule of completion of the project –Draft A wing

Sl. No.	Stages	Date of Completion
1	Excavation	15-12-2025
2	Basements (if anv)	31-1-2026
3	Podiums (if any)	28-2-2026
4	Plinth	30-4-2026
5	Stilt (if any)	30-6-2026
6	Slabs of super structure	31-12-2028
7	Internal walls, internal plaster, completion of floorings, doors and windows	30-3-2029
8	Sanitary electrical and water supply fittings within the said units	30-6-2029
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	30-7-2029
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	30-9-2029
11	Installation of lifts, water pumps, firefightin fittings and equipment, electrical, fittings, mechanical equipment, finishingto 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.	30-11-2029
12	Internal roads & footpaths, lighting	30-1-2030
13	Water supply	30-3-2029
14	Sewerage (chamber, lines, septic tank, STP)	30-4-2029
15	Storm water drains	30-4-2029
16	Treatment and disposal of sewage and sullage water	30-6-2029
17	Solid waste management & disposal	30-8-2029
18	Water conservation / rain water harvesting	30-1-2030
19	Electrical meter room, sub-station, receiving station.	30-6-2030
20	Others	30-9-2030

Sd/-
Promoter (s) / Authorized Signatory
M N Madhava murthy