

ALLOTMENT LETTER

Date:

Customer 1

Customer 2

Address

Mobile: Contact number

Subject: Your request for allotment of Unit in our project known as “**Vaishnavi AT-One Krishna Brindavan**” being developed on land totally measuring **Sqmt** comprised of Sy. No.59, Jaraganahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore having **K-RERA Registration No.**

Dear Sir/Madam,

1. ALLOTMENT OF THE SAID UNIT:

This has reference to your request referred in the above subject. In relation to the same, we have the pleasure to inform that you have been allotted **BHK Unit bearing No.....** admeasuring RERA Carpet area **square meter** (..... **square feet**) situated on **Floor** in **Block** along with ___ No(s) of Car parks in the project known as “**Vaishnavi AT-One Krishna Brindavan**” having **K-RERA Registration No.**, herein after referred to as “the said Unit”) being developed on land totally measuring **Sqmt** comprised of Sy. No.59, Jaraganahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District, Bangalore, for a consideration of **Rs...../- (Rupees Only)**, (excluding applicable taxes, deposits, stamp duty & registration fee, payments towards maintenance, etc., and other charges as stated in the Agreement for Sale to be entered into between yourselves and ourselves) and TDS has to be deducted and remitted by you to the Income Tax Department as per Section 194IA of the Income Tax Act, 1961.

2. RECEIPT OF PART CONSIDERATION:

We confirm to have received from you an amount of **Rs...../- (Rupees Only** as booking amount.

3. DISCLOSURES OF INFORMATION:

We have made available to you the following information namely:

- (i) The Sanction Plans, Layout Plans, copy of title report and all documents forming the title of the land, other necessary approvals along with

specifications, approved by the competent authority which are displayed at the Project site and have also been uploaded at K-RERA website;

(ii) The stage wise schedule of completion of project, is as stated in Annexure – A attached herewith and

(iii) The website of K-RERA is <https://rera.karnataka.gov.in/home>.

4. FURTHER PAYMENTS:

The payment towards the consideration of the said Unit 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 yourselves and ourselves.

5. POSSESSION:

The said Unit shall be handed over to you on or about 20/06/2030 or any further date that may be extended by authority, subject to the payment of the consideration amount of the said Unit 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 yourselves and ourselves.

6. 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.

7. 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 any interest within 45 (forty-five) days from the date of receipt of your letter requesting to cancel and said allotment.

SL . No .	If the letter requesting to cancel the booking is received	Amount to be deducted
1.	Within 15 days from issuance of this Allotment Letter	Nil
2.	Within 16 - 45 days from issuance of this Allotment Letter	1% of the cost of the said Unit.
3.	Within 45 – 60 days from issuance of	1.5% of the cost or the said

	this Allotment Letter	Unit.
4.	Within 61 days from issuance of this Allotment Letter	2% of cost of the said Unit.

In addition to the aforementioned amount, we are entitled to deduct administrative cost and other charges and expenses incurred by us in relation to the allotment of the said Unit to you, from and out of the booking amount paid to us.

- (ii) In the event amount due and payable referred in this Clause 7 (i) is not refunded within 45 (forty-five) days from the of receipt of your letter requesting to cancel the said booking, you shall be entitled to receive 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.

8. 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 format which is enclosed herewith in terms of Clause 9 hereunder written.

9. FORMAT OF THE AGREEMENT FOR SALE AND BINDING EFFECT:

The format of the Agreement for Sale to be entered between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the format 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 11.

10. EXECUTION OF THE AGREEMENT FOR SALE:

- (i) You shall execute the Agreement for Sale within a period of 30 days from the date of issuance of this letter or within such period as maybe communicated to you.
- (ii) If you fail to execute the Agreement For Sale within a period of 60 (sixty) days from the date of issuance of this allotment 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 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 along with administrative cost, other charges and expenses incurred by us in relation to the allotment of the said Unit to you and the balance amount, if any due and payable shall be refunded without interest within 45 (forty five) days from the date of expiry of the notice period.

- (iii) In the event the balance amount due and payable referred in Clause 10 (ii) above is not refunded within 45 (forty-five) 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 Leading Rate plus two percent.

11. VALIDITY OF ALLOTMENT LETTER:

This Allotment Letter shall not be construed to limit your rights and interest upon execution 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 document.

12. HEADING:

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

For Vaishnavi AT-One Infrastructure LLP,

Mr.....
(Authorized Signatory)

Date:
Place: Bangalore

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

**Customer 1 /
Customer 2**
(Allottee/s)

Date:

Place: Bangalore

ANNEXURE - A

STAGE WISE PAYMENT SCHEDULE OF COMPLETION OF THE PROJECT

SL. NO	STAGES	Percentage Payment
1	Initial Booking amount	9.5%
2	Balance Booking amount (within 10 days of Booking)	
3	On Execution of Agreement for Sale – within 30 days from the date of Booking of the Apartment Unit.	10.5%
4	On Completion of Excavation	
5	On Completion of Foundation	
6	On Completion of Basement 1 roof slab	
7	On Completion of 3rd floor roof slab	
8	On Completion of 6th Floor roof slab	
9	On Completion of 9th floor roof slab	
10	On Completion of 12th floor roof slab	
11	On Completion of 15th floor roof slab	
12	On Completion of 18th floor roof slab	
13	On Completion of 21st floor roof slab	
14	On Completion of 24th floor roof slab	
15	On Completion of 27th floor roof slab	
16	On Completion of 30th floor roof slab	
17	On Completion of Terrace roof slab	
18	On Completion of Flooring except Wooden floor in bedrooms in Purchaser's apartment	
19	Completion of Doors & windows in Purchaser's apartment	
20	On Intimation of receipt of Occupancy Certificate (OC)	
	Total	100%
	Other Charges – On intimation of OC	

For Vaishnavi AT-One Infrastructure LLP,

Mr.....
(Authorized Signatory)