

ANNEXURE – 1
ALLOTMENT LETTER

No.

Date:

To,

Mr./Mrs./Ms. _____

R/o. _____

(Address)

Telephone/Mobile No. _____

PAN: _____

Aadhaar Card No. _____

E-Mail ID: _____

Sub: Your request for allotment of Apartment in the project known as “**AKASHA BY ESSEM18**”, situated at Sy no 34/2, 34/9, 34/10, Gedalahalli Village, K R Puram Hobli, Bangalore East, Bengaluru - 560077, having K-RERA registration No.

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred to at the above subject. In that regard, I/we have the pleasure to inform that you have been allotted a Flat bearing No.____ad measuring ____Sq. Mts. equivalent to_Sq. Ft. in the project known as “**AKASHA BY ESSEM18**” having K- RERA Registration No.____herein after referred to as the “said unit”, being developed on land bearing Survey No.____/CTS No.____/Flat No. situated/located/lying and being at Sy no 34/2, 34/9, 34/10, Gedalahalli Village, K R Puram Hobli, Bangalore East, Bengaluru - 560077, admeasuring Sq. Mts. for a total consideration of ₹._____ only, exclusive of GST, Stamp Duty and registration charges.

2. Allotment of open car parking:

Further We have the pleasure to inform you that you have been allotted car parking bearing No._____

3. Receipt of part consideration:

I/we confirm to have received from you an amount of ₹._____ (Rupees _____ only), (this amount shall not be more than 10% of the cost of the said unit) being ___% of the total consideration value of the said unit as booking amount/advance payment on _____ through mode of payment.

OR

3. Receipt of part consideration:

- A. 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 an amount of ₹._____ (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. | ₹. | Rupees. | On or before: |
| ii. | ₹. | Rupees. | On or before: |
| iii. | ₹. | Rupees. | On or before: |
| iv. | ₹. | Rupees. | On or before: |

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

- B. 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:

- 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/>

5. Encumbrances:

We hereby confirm that the said unit is free from all encumbrances and we hereby confirm that no encumbrances shall be created on the said unit.

6. Further payments:

Further payments 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 entered into between ourselves and yourselves.

7. Possession:

The said unit shall be handed over to you on or **31-12-2027** subject to the payment of the consideration amount of the said unit 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 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 at the highest Marginal Cost of Lending Rate plus two percent.

9. Cancellation of allotment:

- i. In case you desire to cancel the booking 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 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's 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 pro forma whereof is enclosed **herewith** in **terms** of Clause 11 hereunder written.

11. Pro forma of the agreement for sale and binding effect:

The pro forma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the pro forma 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.

12. Execution and registration of the agreement for sale:

- i. 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 of 2 months from the date of issuance of this letter or within such period as may be communicated to you, I/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, I/we shall be entitled to cancel this allotment letter and further, I/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 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's highest Marginal Cost of Lending Rate plus two percent.

13. 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.

14. Headings:

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

Place:

Date:

Signature _____

Name (Promoter(s)/Authorized Signatory)

E-Mail ID.

CONFIRMATION & ACKNOWLEDGEMENT

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

Date: _____

Place: _____

Signature _____

Name _____
(Allottee/s)

ANNEXURE – A
Stage wise time schedule of completion of the project

| Project Schedule Details | | | |
|--|---|---------------------|-------------------|
| Sub-structure (Below general ground level) | | | |
| SL NO | PROJECT WORK | ESTIMATE START DATE | ESTIMATE END DATE |
| 1 | Earth work and other leveling preparation work | 04-Aug-25 | 30-Nov-25 |
| 2 | Foundation footing work | 01-Sep-25 | 30-Dec-25 |
| 3 | Upto Plinth Level | 01-Jan-26 | 30-Apr-26 |
| 4 | Sub-structure flooring (Parking Floor, more than one floor below general ground level) | 28-Feb-26 | 31-Mar-26 |
| 5 | Retaining wall (All types) | 28-02-2026 | 31-Mar-26 |
| Super-structure (Above general ground level) | | | |
| SL NO | PROJECT WORK | ESTIMATE START DATE | ESTIMATE END DATE |
| 1 | RCC or MS Framed structure | 01-Apr-26 | 30-Sep-27 |
| 2 | Masonry Construction | 01-Jun-26 | 30-Nov-27 |
| 3 | Plastering inside , outside & Ceiling | 01-Aug-26 | 30-Mar-28 |
| 4 | Joinery: Doors, Windows, Ventilators etc | 01-Oct-26 | 30-Jul-28 |
| 5 | Basic work of Water supply, Sanitary and Electrification | 30-Dec-26 | 30-Sep-28 |
| 6 | Dadoing, Skirting, Flooring, Tiles work (All types) | 30-Oct-26 | 30-Aug-28 |
| 7 | Railing and Grill fixing | 30-Dec-28 | 30-Apr-29 |
| Finishing Works (Fitting and Fixtures) | | | |
| SL NO | PROJECT WORK | ESTIMATE START DATE | ESTIMATE END DATE |
| 1 | Electrification, Water supply and Sanitary Finishing | 30-Dec-28 | 30-Apr-29 |
| 2 | Painting | 30-Dec-28 | 30-Apr-29 |
| 3 | Fire prevention and fire fighting fitting and fixture with network | 01-Apr-28 | 30-Aug-28 |
| 4 | Weather Proof work(tile,concrete) | 03-Aug-28 | 30-Jan-29 |
| 5 | Wardrobe, Showcase, Kitchen cabinet, Puja work | 01-Sep-28 | 28-Feb-29 |
| 6 | Elevation work | 31-Jan-29 | 31-May-29 |
| 7 | Internal and External work including landscapes as per sanctioned drawing | 02-Dec-28 | 31-May-29 |

**Promoter(s)/Authorized
Signatory**