

ALLOTMENT LETTER

Ref. No: ACCPL/____/2025-26

Date: 27.10.2025

To,

1. Sri. _____
Aged about ____ years
Son of Sri. _____
PAN: _____
AADHAAR No: _____

2. Smt. _____
Aged about ____ years
Wife of Sri. _____
PAN: _____
AADHAAR No: _____

Both are Residing at _____

Sub: Your request for allotment of flat in the project known as “Axis Amarissa” Situated at Survey No.288/1 (Old Survey No. 132), Village Panchayath Khatha No. 288/1, E-Khata No. 150200302202001256, measuring 5,513.77 Square Meters (59,350.22 Square Feet) Badamanavarthe Kaval Village (B. M. Kaval), Kengeri Hobli, Bengaluru South Taluk, Bengaluru – 560082 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, we have the pleasure to inform that you have been allotted a flat bearing No. ____ having carpet area of ____ **Square Feet** (____ **Sq. Ft.** of Super Built-up Area) type ____ **BHK**, on ____ **Floor** In the project known as “Axis Amarissa” having K-RERA Registration No. _____ herein after referred to as “the said unit”, being developed on land bearing Survey No.288/1 (Old Survey No. 132), Village Panchayath

For Axis Concept Construction Pvt. Ltd.

Director

AXIS CONCEPT CONSTRUCTION PVT LTD.

555, AXIS Paderal, 4th Floor, 9th Cross, J.P. Nagar 3rd Phase, Near Sony Center, Bangalore - 560 078.

T : 080 4090 3044 / 4090 3022 **E** info@axisconcept.in www.axisconcept.in

Khatha No. 288/1, E-Khata No. 150200302202001256, measuring 5,513.77 Square Meters (59,350.22 Square Feet) Badamanavarthe Kaval Village (B. M. Kaval), Kengeri Hobli, Bengaluru South Taluk, Bengaluru – 560082 for a total consideration of **Rs. _____/- (Rupees _____ Only)** exclusive of stamp duty and registration charges.

2. Allotment of Covered Parking space(s):

Further we have the pleasure to inform you that you have been allotted along with the said unit, _____ covered car parking space in Basement floor bearing No. _____ admeasuring _____ Sq. ft., on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

- 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 We confirm to have received from you and amount of **Rs. _____/- (Rupees _____ Only)** of the total consideration value of the said unit as booking amount/advance. The balance amount / payment shall be paid by you in the following manner.

Booking	10%	_____
On Sale Agreement	10%	_____
On Casting Of Footing/raft	10%	_____
On Commencement of Ground Floor Roof Slab	10%	_____
On Commencement of First Floor Roof Slab	5%	_____
On Commencement of Second Floor Roof Slab	5%	_____
On Commencement of Third Floor Roof Slab	5%	_____
On Commencement of Fourth Floor Roof Slab	5%	_____
On Commencement of Flooring	10%	_____
On Commencement of Plumbing/Electrical Fitting Work	10%	_____
On commencement of Painting	10%	_____
On Intimation of Possession	10%	_____
Total	100%	_____

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

For Axis Concept Construction Pvt. Ltd.

Director

B. If you fail to make the balance payment within the time period stipulated above further action as stated in Clause 11 hereunder written shall be taken by us as against you.

3. 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>

4. 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.

5. Further payments:

Further payments towards the consideration of the said unit as well as of the garage(s)/covered 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.

6. Possession:

The said unit along with the covered car parking spaces(s) shall be handed over to you on or before **December 2029** subject to the payment of the consideration amount of the said unit 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 yourselves.

For Axis Concept Construction Pvt. Ltd.

Director

7. 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.

8. Cancellation of allotment:

- i) In case you desire to cancel the booking an amount mentioned in the Table Here under 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 8.
- iii) 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.

9. Other payments:

You shall make the payment of GST, deposits, stamp duty and registration charges, maintenance charges, corpus fund 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 10 hereunder written.

For Axis Concept Construction Pvt. Ltd.
Director

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10. Proforma of the agreement for sale and bidding 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 11.

11. Execution of the agreement for sale:

- i) You shall execute the agreement for sale 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 instalment, the promoter shall serve upon the Allottee notice calling upon the Allottee to pay the subsequent stage instalment 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 8 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 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, 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 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 11 (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 highest Marginal Cost of Lending Rate plus two percent.

For Axis Concept Construction Pvt. Ltd.

Director

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12. 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 agreement.

13. Headings:

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

For Axis Concept Construction Pvt. Ltd.
Director

M/s AXIS CONCEPT CONSTRUCTION PVT LTD.,

Represented by its Managing Director

Sri. R. HARISH BABU

(Email Id - axiscrm@axisconcept.in)

Date: 27.10.2025

Place: Bangalore.

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.

Sri. _____

Smt. _____
(ALLOTTEE/S)

Date: 27.10.2025

Place: Bangalore

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ANNEXURE – A

Stage wise time schedule of completion of the project

SL. No.	Stage	Date of Completion
1	Booking	Booking Date
2	On Sale Agreement	Agreement Date
3	On Casting Of Footing/raft	07-Apr-2026
4	On Commencement of Ground Floor Roof Slab	29-Aug-2026
5	On Commencement of First Floor Roof Slab	31-Oct-2026
6	On Commencement of Second Floor Roof Slab	01-Jan-2027
7	On Commencement of Third Floor Roof Slab	05-Mar-2027
8	On Commencement of Fourth Floor Roof Slab	07-May-2027
9	On Commencement of Flooring	27-Jul-2027
10	On Commencement of Plumbing/Electrical Fitting Work	07-Jul-2027
11	On commencement of Painting	01-Dec-2027
12	On Intimation of Possession	10-Apr-2028

For Axis Concept Construction Pvt. Ltd.

Director

M/s AXIS CONCEPT CONSTRUCTION PVT LTD.,
Represented by its Managing Director
Sri. R. HARISH BABU
(Email Id - axiscrm@axisconcept.in)