

## ALLOTMENT LETTER

No.....

Date:

To,

**Mr/Mrs/Ms.....**

R/o.....

Address.....

Mobile number.....

PAN:.....

AADHAAR:.....

Email ID:.....

**Sub:** Your request for allotment of flat / Residential Apartment in the project known “**Roach Cicada**”, situated, at **BBMP khata No.2799/Sy.No.17/2,18/2**, assigned with E-Aasthi No. 5584676194 by the then BBMP/GBA, Junnasandra, Varthur Hobli, Bangalore East Taluk, Bangalore District, having K-RERA Registration No.\_\_\_\_\_

**Sir/Madam,**

### 1. Allotment of the said Unit:

This has reference to your request referred at the above subject we have pleasure to inform that you have been allotted with **Residential Apartment bearing No.\_\_\_\_\_** with **\_\_\_BHK** by the Owner/Promoter located on the **\_\_\_\_\_ floor** of **Tower A/B/C** measuring carpet area of about **\_\_\_\_\_ sq. ft.**, and super built up area of **\_\_\_\_\_ sq. ft.**, with **\_\_\_\_\_ sq. ft., of Exclusive Balcony Area/Exclusive Verandah Area** lying appurtenant Residential Apartment, and the exclusive right to use and enjoy **\_\_\_\_\_ (\_\_\_)** number of covered car parking spaces in the **basement \_\_\_\_\_**, specifically earmarked for the sole use and enjoyment of the Purchaser/Allottee herein as one composite immovable property, in the residential building complex known as “**ROACH CICADA**”, hereinafter referred to as “**the said unit**” being developed on the residentially converted land being composite property bearing Sy.No. 17/2, and Sy.No.18/2, situated at Junnasandra Village, Varthur Hobli,

Bengaluru East Taluk, Bengaluru District, bearing **BBMP/GBA Khata No.2799/Sy.No.17/2,18/2**, Ward No.150, Marathahalli, BBMP/GBA, bearing **eAASTHI No.5584676194**, measuring 12,140.40 Sq.Mtr., for a sale consideration of Rs. \_\_\_\_\_/-(Rupees \_\_\_\_\_-only), exclusive of GST, Amenity Charges, Pass Through Charges, Additional Charges and Other Charges.

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

Further we have the pleasure to inform you that, you have been allotted along the said Unit, Garage(s)/car Parking(s) \_\_\_\_\_, at Basement \_\_\_\_\_, on the terms and conditions as shall be enumerated in the agreement to sell to be entered into between Purchaser/Allotee and Owner/Promotor.

**3. Receipt of part consideration:**

we confirm to have received from you an amount of Rs. \_\_\_\_\_/-(Rupees \_\_\_\_\_only), out of the total consideration value of the said unit as booking amount / ADVANCE payment on \_\_\_\_\_through Cheque/DD/online transfer bearing No. \_\_\_\_\_.

The balance \_\_\_\_\_% of the booking amount/advance payment shall be paid by you in the following manner:

**Payment plan of sale consideration:**

Sl. No.	Milestones	Percentage (%)	Amount
1	Initial Booking amount:		5,00,000
		(including booking amount)	
2	Within 30 days of booking	9.9	
3	Within 45 days of date of booking	10.1	
4	On completion of foundation/footage work	10	
5	On initial plinth level work	10	
6	On completion of 1st floor Slab	10	
7	On completion of 3rd floor Slab	10	
8	On completion of 5th floor Slab	10	
9	On completion of 7th floor Slab	5	
10	On completion of 9th floor Slab	5	
11	On completion of terrace floor Slab	5	
12	On Initiation of internal plastering	5	
13	On Initiation of flooring	5	
14	On Registration	5	
	Total payment	100	

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 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 which has been 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 as stated in Annexure - A attached herewith and.
- iii) The website address 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 during the subsistence of valid agreement to sell.

**6. Further payments:**

Further payments towards the consideration of the said unit as well as of the garage(s) / 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 to sell to be entered into between Purchaser/Allottee and Owner/Promotor.

**7. Possession:**

The said Unit along with the garage(s)/ car parking space(s) shall be handed over to you on or before(date)\_\_\_\_\_, subject to the payment of the consideration amount of the said Unit as well as of the garage(s)/covered car parking space(s) in the manner and at the times as well as per the terms and conditions as more specifically enumerated in the agreement to sell to be entered into between Purchaser/Allottee and Owner/Promotor.

**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 Marginal Cost of Lending Rate (MCLR) as on date plus Two (2) percent.

**9. Cancellation of allotment :**

- i) In case you desire to cancel the booking, an amount mentioned in the agreement to sell would be deducted and the balance amount due and payable shall be refunded to you

without interest within 60 days from the date of receipt of your letter/cancellation agreement.

- ii) In the event, the amount due and payable referred in Cluses -9(i) above is not refunded within 60 days from the date of receipt of cancellation agreement 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 Marginal Cost of Lending Rate(MCLR) as on date plus Two percent.

**10. Other payments:**

You shall make payment of GST, stamp duty and registration charges, as applicable and other payments such as Amenity Charges, Pass Through Charges, Additional Charges and Other Charges as more specifically mentioned in the agreement to sell, the proforma whereof is enclosed herewith in terms of clause 11 hereunder written. The Purchaser/Allottee shall also required to pay other payments such as advance common area maintenance charges, Contingency fund, Club-house-amenity charges, Amenity Charges, Pass Through Charges, Additional Charges, Other Charges Electric Vehicle charging facility, etc.)

**11. Proforma of agreement to sell and binding effect:**

The proforma of the agreement to sell to be entered into between Purchaser/Allottee and Owner/Promotor is enclosed herewith for your ready reference. Forwarding the Proforma of the agreement to sell 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 of the agreement to sell:**

- i) You shall execute agreement to sell within a period of 2 months from the date of issuance of this letter or payment of stipulated amount or within such period as may be communicated to you. The said 2 months can be further extended on our mutual understanding.
- ii) If you fails to execute the agreement to sell within the stipulated period of 2 months from the date of issuance of allotment letter or payment of stipulated amount or within such period as may be communicated to you, we shall be entitled to cancel this allotment letter with 15 days notice and further we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said unit and 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 day 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 Marginal Cost of Lending Rate(MCLR) as on the date plus two percent.

**13. Validity of allotment letter:**

This allotment letter shall not be construed to limit your rights and interest upon execution of the agreement to sell between Purchaser/Allottee/s and Owner/Promotor. Cancellation of allotment of the said unit thereafter shall be covered by the terms and conditions of the said document.

**14. Headings:**

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

Date\_\_\_\_\_

Place\_\_\_\_\_

Signature\_\_\_\_\_

Name\_\_\_\_\_

**M/s. RBD SHELTERS LLP**

(Authorised Signatory)

(Email 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**

**Stagewise time schedule of completion of the project**

Sl.No.	Stages	Date of Completion
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1	Excavation	
2	Basements (if any)	
3	Podiums (if any)	
4	Plinth	
5	Stilt (if any)	
6	Slabs of super structure	
7	Internal walls, internal plaster, completion of floorings, doors and windows	
8	Sanitary, electrical and water supply fittings within the said units	
9	Staircase, lifts, wells and lobbies at each floor level overhead and underground water tanks	
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical, fittings, mechanical equipment, finishing to 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 for sale, any other activities.	
12	Internal roads & footpaths, lightings	
13	Sewerage (chamber, lines, septic tank, STP)	
14	Storm water drains	
15	Treatment of sewage and sullage water	
16	Solid waste management & disposal	
17	water conservation/ rainwater harvesting	
18	Electrical meter room, Transformer yard.	
19	Others	

Disclaimer: The time schedule mentioned above are only indicative, which can vary depending on the construction progress at project site and are subject to external factors beyond the control of the promotor/Owner/Promotor/

**M/s. RBD SHELTERS LLP**

Owner/Promoter/ Authorized Signatory