

## ALLOTMENT LETTER

Date: \_\_\_\_ . \_\_\_\_ . \_\_\_\_

To,

Mr./Mrs./Ms. \_\_\_\_\_

Residing at \_\_\_\_\_

Telephone/Mobile number: \_\_\_\_\_

PAN No.: \_\_\_\_\_

AADHAR No.: \_\_\_\_\_

Email ID: \_\_\_\_\_

**Sub:** Your request for allotment of unit/apartment in the project “Purva Silversky” being developed on all that piece and parcel of lands bearing Survey. Nos. 58/1, 59/3 & 60/16 situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk, Bangalore having K- RERA Registration No \_\_\_\_\_.

Sir/Madam,

### 1. Allotment of the Unit

With reference to the above subject, it is our pleasure to inform that you have been allotted a \_\_\_\_ BHK residential apartment bearing No. \_\_\_\_\_ admeasuring \_\_\_\_\_ Sq. meters equivalent to \_\_\_\_\_ Sq. Feet (herein after referred to as “the *Said Unit*”), in the project known as “*Purva Silver Sky*” having K-RERA Registration No. \_\_\_\_\_ being developed by Puravankara Limited (the “*Developer*”) on all that piece and parcel of lands bearing Survey Nos. 58/1, 59/3 & 60/16, situated at Hebbagodi Village, Attibele Hobli, Anekal Taluk, Bangalore totally measuring 7 Acres 11 Guntas (The extent of land available for development is 6 acres 39.73 Guntas i.e., (28,300.66 Sq. Mts), for a total sale consideration of INR \_\_\_\_\_/- Indian Rupees \_\_\_\_\_ only) exclusive of GST, stamp duty, registration charges and other charges as defined in the Agreement to Sell to be executed.

### 2. Receipt of part consideration:

- 2.1. The Developer confirms to have received from you an amount of INR \_\_\_\_\_/- (Indian National Rupees \_\_\_\_\_ Only) being \_\_\_\_ % of the total consideration of the Said Unit as booking amount on \_\_\_\_\_ through \_\_\_\_\_.
- 2.2. If you fail to make the balance \_\_\_\_\_ % of the booking amount / advance payment within the timelines stipulated above further action as stated in Clause 7 hereunder written shall be taken by us as against you.

### Disclosures of information:

I/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 website address of K-RERA is <https://rera.karnataka.gov.in/>.

**3. Encumbrances:**

It is hereby confirmed that the Said Unit is free from all encumbrances and shall not create encumbrances on the said unit after sale. The Developer is free to avail project finance and undertakes not to create any mortgage on the Said Unit after this allotment is confirmed.

**4. 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 enumerated / stated in the Agreements (defined below) to be entered into between the Developer and yourselves.

**5. Possession:**

The Said Unit shall be handed over to you on or before \_\_\_\_\_ 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 more specifically enumerated / stated in the Agreement to Sell to be entered into between the Developer and yourselves.

**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, the 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

- ii) In the event the amount due and payable referred in Clause 7 (i) 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.

- iii) In the event the booking amount is collected in stages and if you fail to pay the subsequent installment, the Developer shall serve upon you a notice calling upon you to pay the subsequent installment within 15 (fifteen) days which if not complied, the Developer shall be entitled to cancel this allotment letter. On cancellation of the allotment letter the Developer shall be entitled to forfeit the amount paid by the Allottee or such amount as mentioned in the Table enumerated in Clause 7 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.

**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 Agreements (defined below), the proforma whereof is enclosed herewith in terms of Clause 9 hereunder written.

**9. Proforma of the Agreement to Sell and binding effect:**

The proforma of the Agreement to be entered into between the Developer 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 10.

**10. Execution and Registration of the Agreements:**

- i) You shall execute the Agreement to Sell. Further you shall appear for registration of the Agreement to Sell 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.
- ii) If you fail to execute the Agreement and appear for registration of the Agreement to Sell 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, the Developer shall be entitled to serve upon you a notice calling upon you to execute the Agreements and appear for registration of the Agreement to Sell within 15 (Fifteen) days, which if not complied, the Developer shall be entitled to cancel this allotment letter and further be entitled to deduct amounts as per the table provided above and 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 7 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.

**11. Validity of allotment letter:**

This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the Agreements between the Developer and yourselves. Cancellation of allotment of the Said Unit thereafter shall be covered by the terms and conditions of the Agreements executed.

12. You are hereby requested to send a confirmation mail on receipt of this allotment letter. In the event we do not receive any confirmation email within 7 (Seven) days of dispatch, this letter of allotment shall be deemed to have been accepted and acknowledged.

13. **Headings:**

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

Date: .....

Place: .....

**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.

(Allottee /s) Signature: .....

(Allottee /s) Name: .....

Date: .....

Place: .....