

Allotment Letter

No.: _____

Date: _____

To,

Applicant Type	1st Applicant	2nd Applicant
Name		
Address		
Contact No.		
Pan No.		
Aadhaar No.		
E MAIL ID		

Subject: Your request for allotment of apartment in the Project known as “**Mahindra Blossom**”, situated at Sy No. 149 and 150, Pattandur Agrahara Village, K R Puram 3 Hobli, Bangalore East Taluk, Bangalore Urban District.

RERA Registration No. PRM/KA/RERA/[**]

Reference: Booking Form no. [**] **dated** [**]

Sir/ Madam,

1. Allotment of the said Apartment:

This has reference to your request referred to at the above subject. In that regard, we have the pleasure to inform you that you have been allotted a [**] **BHK** apartment, bearing no. [**] , admeasuring RERA Carpet Area [**] square metres equivalent to [**] square feet, situated on [**] **floor** in [**], in the Project known as “**Mahindra Blossom**”, having K-RERA Registration no. **PRM/KA/RERA/[**]**, hereinafter referred to as “**the said Apartment**”, being developed on a portion of the land in Survey Nos. 149 and 150, situated in Pattandur Agrahara Village, K R Puram 3 Hobli, Bangalore East Taluk, Bangalore Urban District, for Sale Consideration ₹ [**] (**Rupees [**] only**), exclusive of taxes, stamp duty and registration charges and Additional Outgoings as specified in the Booking Form.

2. Allotment of covered parking spaces(s):

Further, we have the pleasure to inform you that you have been allotted along with the said Apartment, [**] covered car parking spaces(s) (admeasuring [**] **sq. metres**

equivalent to **[**] sq. feet** per each car park) on the terms and conditions as shall be enumerated in the Agreement for Sale to be executed between ourselves and yourselves.

3. **Receipt of part consideration:**

We confirm to have received from you the amount of ₹ **[**] (Rupees [**] only)** inclusive of taxes, being **[**] %** of the Sale Consideration of the said Apartment as booking amount/ advance payment in the following manner:

Date	Cheque/ RTGS/ Pay Order	Amount Received (Rs.)

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

5. **Encumbrances:**

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

6. **Further payments:**

Further payments towards the Sale Consideration of the said Apartment as well as the covered car parking spaces and the Additional Outgoings 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 above referred Booking Form and Agreement for Sale to be entered into between ourselves and yourselves.

7. **Possession:**

The said Apartment with the covered car parking space will be handed over to you on or before **[31-10-2030]** (as extended by grace period), subject to the payment of Sale Consideration and the Additional Outgoings 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 will 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.

9. **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 days from the date of receipt of your letter requesting to cancel the said booking.

Sr. 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 Apartment
3.	Within 31 to 60 days from issuance of the allotment letter	1.5% of the cost of the said Apartment
4.	After 61 days from issuance of the allotment letter	2% of the cost of the said Apartment

* The amount deducted shall not exceed the amount as mentioned in the table above.

- (ii) In the event the amount due and payable referred in Clause 9(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 will be the State Bank of India Highest Marginal Cost of Lending Rate plus two percent.
- (iii) In the event of cancellation of allotment within period set out at Clause 9 (i) (1) above, administrative charges of INR 40000/- + GST will also be deducted.

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, to be executed between ourselves and yourselves the proforma whereof is available in the <https://rera.karnataka.gov.in>.

11. Proforma of the Agreement for Sale and binding effect:

The proforma of the Agreement for Sale to be entered into between ourselves and yourselves will be shared. Sharing the proforma of the Agreement for Sale does not create a binding obligation on the part of ourselves and yourselves until compliance 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.
- 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, 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 withing 15 (fifteen) days, which if not complied with, we will be entitled to forfeit an amount not exceeding 2% of the Sale Consideration and the balance amount if any due and payable will be refunded without interest within 45 days from the date of expiry of the notice period. The administrative charges as mentioned above will also become payable.

- iii) In the event the balance amount due and payable referred to in Clause 12 ii) above is not refunded within 45 days from the date of expiry of the notice period, you will be entitled to receive the balance amount with interest calculated at the rate which will be the State Bank of India Highest Marginal Cost of Lending Rate plus two percent.

13. Validity of Allotment Letter:

This Allotment Letter will not be construed to limit your or our rights and interest upon execution and registration of the Agreement for Sale between ourselves and yourselves. Cancellation of allotment of the said Apartment thereafter, will 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.

Regards

Name: **[**]**

(Authorized Signatory)

(Email ID. customercare@mahindralifespaces.in)

Date: _____

Place: Bangalore

CONFIRMATION AND ACKNOWLEDGMENT

I/ We have read and understood the contents of this Allotment Letter. I/ We hereby agree and accept the terms and conditions as stipulated in this Allotment Letter.

Signature _____

[]**

(Allottee/s)

Signature _____

[]**

(Allottee/s)

Annexure A

Stage wise tentative time schedule of completion of the Project

Sr. No.	Stages	Date of Completion
1.	Excavation	01-Sep-26
2.	Basements (if any)	02-May-29
3.	Podiums (if any)	30-Aug-29
4.	Plinth	04-Mar-27
5.	Stilt (if any)	02-Jun-27
6.	Slabs of super structure	02-Dec-28
7.	Internal walls, internal plaster, completion of floorings, doors and windows	05-Mar-30
8.	Sanitary, electrical and water supply fittings within the said Apartment	06-May-30
9.	Staircase, lift wells and lobbies at each floor, level overhead and underground water tanks	30-Aug-29
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing	03-Dec-29
11.	Installation of lifts, water pumps, fire-fighting 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 the Project as per specifications in the Agreement for Sale, any other activities	06-May-30
12.	Internal roads and footpaths, lighting	04-Jul-30
13.	Water supply	06-May-30
14.	Sewerage (chamber, lines, septic tank, STP)	04-Jul-30
15.	Storm water drains	04-Jul-30
16.	Treatment and disposal of sewage and sullage water	31-Oct-30
17.	Solid waste management and disposal	04-Jul-30
18.	Water conservation/ rainwater harvesting	04-Jul-30
19.	Electrical meter room, sub-station, receiving station	06-May-30
20.	Others	31-Oct-30