

No.

Date:

To,

Mr./Mrs. / Ms _____

R/o _____

(Address)

Telephone/Mobile number _____

Pan Card No.: _____

Aadhar Card No.: _____

Email ID: _____

Sub: Your request for allotment of apartment in the project known as "**Aaranya**, a Project promoted by Sattva Group" being developed on the converted non-agricultural lands bearing (i) Survey No. 15/2 measuring 3 acres 16 guntas (excluding 2 guntas of kharab) converted *vide* order No. ALN SR(S) 27/2001-02 dated 3.08.2001 issued by office of the Deputy Commissioner, Bangalore District, (ii) Survey No. 15/3 measuring 2 acres (*earlier forming part of larger Survey No. 15/2*) converted *vide* order No. BDS in ALN SR 3675 dated 6.12.1969 issued by office of the Deputy Commissioner, Bangalore District, and (iii) Survey No. 16/1 measuring 1 acre 13 guntas (excluding 4 ½ guntas of kharab) converted *vide* order No. ALN(S) SR(K):125/07-08 dated 6.01.2009 issued by office of the Deputy Commissioner, Bangalore District, totally admeasuring 6 Acre 29 Guntas, situated at Kenchanahalli Village, Kengeri Hobli, Bangalore South having K-RERA Registration No. _____.

Sir/Madam,

1. Allotment of the said unit:

This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a _____ BHK apartment unit bearing No. _____ having a carpet area of _____ square meter (equivalent to _____ Square feet) and super built up area of _____ square meter (equivalent to _____ square feet) (i.e. inclusive of proportionate undivided share in the Common Area of the Project and the Common Amenities and Facilities of the Project) on the _____ Floor in the Block No. _____ in the Phase-II of the Project to be known as "**Aaranya**, a Project promoted by Sattva Group" being developed on the converted non-agricultural lands bearing (i) Survey No. 15/2 measuring 3 acres 16 guntas (excluding 2 guntas of kharab) converted *vide* order No. ALN SR(S) 27/2001-02 dated 3.08.2001 issued by office of the Deputy Commissioner, Bangalore District, (ii) Survey No. 15/3 measuring 2 acres (*earlier forming part of larger Survey No. 15/2*) converted *vide* order No. BDS in ALN SR 3675 dated 6.12.1969 issued by office of the Deputy Commissioner, Bangalore District, and (iii) Survey No. 16/1 measuring 1 acre 13 guntas (excluding 4 ½ guntas of kharab) converted *vide* order No. ALN(S) SR(K):125/07-08 dated 6.01.2009 issued by office of the Deputy Commissioner, Bangalore District, totally admeasuring 6 Acre 29 Guntas, situated at Kenchanahalli Village, Kengeri Hobli, Bangalore South along with _____ covered Allottee Car Parking Space in the basement/ground floor of the Project having K-RERA Registration No. _____ herein after referred to as "the said unit", for a total consideration of Rs. _____ only) exclusive of GST, stamp duty and registration charges.

2. Allotment of Covered Parking space(s):

We have the pleasure to inform you that you have been allotted along with the said unit, _____ Nos. of covered car parking space(s) on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between us and yourselves.

3. Receipt of part consideration:

A). We confirm to have received from you the amount of Rs. _____ (Rupees _____ only) on _____.

B). A sum of Rs. _____ shall be paid by you on or before _____. If you fail to make the said balance amount of Rs _____ within 10 days, action as stated in Clause 12 hereunder written shall be taken by us as against you. The total of the amount paid under clause 3 (A) and 3 (B) shall not be more than 10% of the total consideration value of the said unit and said amount shall be booking amount / advance payment forming part of the total consideration value.

C). The Allottee confirms that he/she/they have independently verified the value of the Apartment and have booked the apartment based on his/her/their own understanding of the aforementioned factors contributing to the Total Price and that the Promoter is not required to provide a detailed breakdown of the individual components or manner of determining the Total Price.

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) We propose to load TDR / the premium FAR (floor area ratio) on the same being bought or issued by the concerned authority. On the TDR/ premium FAR being issued, we would be modifying the sanctioned plan to load such TDR /premium FAR. On the plan being re sanctioned we will update the K-RERA site and the undivided share shall be proportionate to your apartment based on such TDR/ FAR consumed on the subject lands.
- iii) The Allottee has been explained and disclosed by the Promoter that the Promoter are proposing to add adjoining land to this project and that on such lands being acquired under any contract, the Promoter will be making applications for revision of the existing master plan/ sanction plan.
- iv) 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
- v) 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 further confirm that no encumbrances shall be created on the said unit.

However we undertake not to create any mortgage after this allotment is confirmed by you.

6. Further payments:

Further payments towards the consideration of the said unit as well as of the 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.

7. Possession:

The said unit along with the covered car parking spaces(s) shall be handed over to you on or before 23.01.2031 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.

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 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 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 the date of booking;	Nil;
2.	Within 16 to 30 days from the date of booking;	1% of the total cost of the said unit;
3.	Within 31 to 60 days from the date of booking;	1.5% of the total cost of the said unit;
4.	After 61 days from the date of booking;	2% of the total cost of the said unit.

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 shall be the State Bank of India 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 proforma whereof is enclosed herewith in terms of Clause 11 hereunder written.

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 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 12.

12. Execution of the agreement for sale:

- i) You shall execute the agreement for sale within a period of 30 days from the date of issuance of this letter or within such period as may be communicated to you. The said period of 30 days can be further extended on our mutual understanding.
- ii) In the event the booking amount is collected in stages and if the Allottee fails to pay the subsequent stage installment, the prompter 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.
- iii) 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 total 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.
- iv) In the event the balance amount due and payable referred in Clause 12 (iii) 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.

13. 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 document.

14. Headings:

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

Signature _____

Name _____
(Promoter(s)/ Authorized
Signatory) (Email Id.):

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.

Date:.....

Signature _____

Place.....

Name:_____

(Allottee/s)

**Annexure - A
Stage wise time schedule of completion of the project**

SI.No.	Stages	Date of Completion
1	Excavation	29 th September 2026
2	Basements	7 th July 2027
3	Podiums	05 October 2027
4	Plinth	NA
5	Stilt	NA
6	Slabs of super structure	22 October 2030
7	Internal walls, internal plaster, completion of floorings, doors, and windows	20 November 2030
8	Sanitary electrical and water supply fittings within the said units	25 December 2030
9	Staircase, lifts wells and lobbies at each floor level overhead and underground water tanks	20 November 2030
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing.	20 November 2030
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 of sale, any other activities.	23 January 2031

12	Internal roads & footpaths, lighting	06 November 2029
13	Water supply	30 December 2029
14	Sewerage (chamber, lines, septic tank, STP)	30 December 2029
15	Storm water drains	19 September 2028
16	Treatment and disposal of sewage and sullage water	08 October 2030
17	Solid waste management & disposal	08 October 2030
18	Water conservation / rainwater harvesting	22 February 2028
19	Electrical meter room, substation, receiving station.	25 December 2030
20	Others	

Promoter (s) / Authorized
Signatory

DRAFT