

Project "KESSAKU" by M/s. Palladium Constructions Pvt. Ltd., No.1,
Dr. Raj Kumar Road, Opp. Sheraton Hotel, Rajajinagar, Bangalore – 10.,

ALLOTMENT LETTER

Date : --/--/----,

To :

Mr. - Ms. - Mrs. - M/s.....,

.....,

.....,

Ph :

Dear Mr. - Ms. - Mrs. - M/s. _____ [Allottee(s)],

PROJECT : SORA (ReRa Registration Number ...) / **NIWA** (ReRa Registration Number ...) **MIZU** (ReRa Registration Number ...) / **FAIA** (ReRa Registration Number ...) / **ZEFA** (ReRa Registration Number ...) interalia comprised in "**Kessaku**", No.1, **Dr. Raj Kumar Road, Opp. Sheraton Hotel, Rajajinagar, Bangalore-560010.,**

With reference to your application, we are pleased to allot you Apartment No._____, Type ____ on Floor No.____ in ____ Block in multistoried residential apartment building viz., '**KESSAKU**' comprising of Carpet area=... sq.ft., Verandah=... sq.ft., Balcony=... sq.ft., Garden=... sq.ft., SBA=... sq.ft., alongwith right to use ____ nos. of car parks.

The unit details, other indicative charges and the payment schedule etc are specified in the attached sheet.

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PCPL

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TERMS & CONDITIONS

1. The Allottee(s) confirm that prior to seeking this Allotment Letter pertaining to the aforementioned property from the Seller, he/she/they have obtained all documents, information etc and perused/verified by himself, herself, themselves, through legal consultant and satisfied themselves in respect of all details of the project including and not limited to the title, permissions, sanctions and all other requisite approvals etc obtained by the Seller- Palladium Constructions Pvt. Ltd.
2. The Allottee(s) has/have also satisfied themself(ves) in respect of all informations, explanations, clarifications, representations (*including and not limited to the website/marketing material*) solicited by him/her/them regarding the project, the tower, the apartment, the progress of the project, amenities, specifications, payment schedule etc from the representatives of Seller and has/have understood the same and has thereafter sought this Allotment from Seller.
3. As indicated at the time of booking, the additional expenses towards external electrification, water & sanitary charges, service charges for property assessment, khata transfer, stamp duty, registration & legal fee etc will be payable on demand at actuals. The Purchaser shall be solely liable to pay differential amount due to change in the levies, if any, in accordance to statutory norms, authority-ies etc from time to time until completion of the Project and the Seller shall not be responsible in any manner, howsoever remote.
4. The applicable GST shall be payable along with payment falling due at prevailing rates in force which are subject to change from time to time.
5. The Allottee(s) is aware that as per Finance Bill of 2013, TDS is applicable on sale of immoveable property wherein the sale consideration of the property exceeds or is equal to Rs.50,00,000 (Rupees Fifty Lakhs), the Allottee(s) while making payments shall deduct Tax at rate of 1% of the

property cost and tax so deducted shall be deposited into the Central Government account through any of the authorized bank branches using the e-Tax payment option available at NSDL. Copies of the Form 26QB, TDS Challan and Form 16B shall be handed over to Seller.

Please note that aforementioned amount shall vary periodically as per prevailing norms. Please find below details of Seller for depositing TDS :

PAN: AAECP5444J

Address :

Palladium Constructions Pvt. Ltd.
C/o Market city resources,
R.R.Hosiery Building,
Mumbai - 400011
Maharashtra

6. M/s.Palladium Constructions Pvt. Ltd., at their option can cancel the booking of allotted apartment at any time if payment of any amount due and payable by allottee is not made as per this Allotment Letter and/or if the Agreement to Sale of the aforesaid apartment is not signed and Registered within 30 days from the date of issue of this Allotment Letter.
7. Payment to be made within the due dates mentioned in this Allotment Letter. All delayed payments will attract interest at the rate of State Bank of India's highest marginal cost of lending prevailing at the time of “due date” plus 2% thereon, calculated till the date of payment.
8. Tentative building maintenance charges per month calculated for first one year will become payable at actuals on demand. This will be in addition to the maintenance deposit / corpus fund as indicated in the cost sheet.
9. Allotment of the apartment above stated is valid subject to realization of the booking amount and duly signed by the Allottee(s) / Power of Attorney as the case may be.
10. The allottee(s) confirm that the terms and conditions of allotment as stated in the Application Form and this Allotment Letter are understood and

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duly accepted by the allottee(s) and he/she/they have agreed to strictly abide by the same.

Errors & omissions exempted (E & O.E).

Please ensure to strictly comply with the terms of this Allotment.

Thank you for choosing Phoenix Group.

We assure you our best services as always.

Yours Sincerely,

for M/s. Palladium Constructions Pvt. Ltd.,

Authorised Signatory.

We hereby accept the allotment and terms contained with,

1. Mr/Ms/Mrs/M/s._____

2. Mr/Ms/Mrs/M/s._____

3. Mr/Ms/Mrs/M/s._____

Date : --/--/----

Place : Bangalore

Unit Details :

Project	KESSAKU
Block (Sora / Niwa / Mizu / Faia / Zefa)	_____
Unit no.	_____
Unit type (1/1A/2/2A/2B/3/3A/3B/4/4A/4B/5/5A/5B)	_____
Area of flat (Sq.Ft)	_____
Option (bareshell / standard / plug n play)	_____
Right to use Car parks	_____ nos.
Flat cost (Rs. _____/- x _____ Sq.ft.)	Base charges : Rs. _____/-
Total flat cost (Including other indicative charges)	Rs. _____/-

* Areas are tentative and subject to variation.

* Cost for excessive differential area shall be charged extra

Other Indicative Charges

Charge Types	Amount (Rs.)
Club House Charges	
Maintenance Deposit	
BESCOM & BWSSB Deposit	
Legal Fees	
C-GST	
S-GST	
Total	

Note :

- Cheques are to be drawn in favor of “**Palladium Constructions Pvt. Ltd.**”
- C-GST is calculated at ____% on cost of construction and Car Park subject to changes in the Karnataka VAT Act.
- S-GST is calculated at ____% on cost of construction, subject to changes in Finance Act.
- Any other taxes, duties levied shall be charged extra as per prevailing norms.
- In addition, registration fees and stamp duty shall be charged as per the rate prevailing at the time of the registration of the flat.
- The stamp duty/ franking charges
 - 0.1% of the Agreement value
 - Rs.500 on the duplicate copy

(subject to change as per the rate prevailing at the time of execution of the Agreements)
 to be paid at the time of executing the Agreement to Sell favoring
“Palladium Constructions Pvt. Ltd.”

Payment Schedule (for BARESHELL):

Sl.No	Payment Event	Amount (Rs.)
1	On Booking	
2	On Agreement	
3	On Foundation	
4	On Completion of Basement II Roof Slab	
5	On Completion of Ground Roof Slab	
6	On Completion of 4th Roof Slab	
7	On Completion of 8th Roof Slab	
8	On Completion of 12th Roof Slab	
9	On Completion of 16th Roof Slab	
10	On Completion of 20th Roof Slab	
11	On Completion of 24th Roof Slab	
12	On Completion of 28th Roof Slab	
13	On Completion of Terrace Slab	
14	On Completion of Block Work	
15	On Commencement of Interior works	
16	On Possession (including other charges)	
	Total cost	

Payment Schedule (for STANDARD):

Sl.No	Payment Event	Amount (Rs.)
1	On Booking	
2	On Agreement	
3	On Foundation	
4	On Completion of Basement II Roof Slab	
5	On Completion of Ground Roof Slab	
6	On Completion of 4th Roof Slab	
7	On Completion of 8th Roof Slab	
8	On Completion of 12th Roof Slab	
9	On Completion of 16th Roof Slab	
10	On Completion of 20th Roof Slab	
11	On Completion of 24th Roof Slab	
12	On Completion of 28th Roof Slab	
13	On Completion of Terrace Slab	
14	On Completion of Block Work Slab	
15	On Completion of Plastering Work	
16	On Completion of Flooring Work	
17	On Commencement of Interior works	
18	On Possession (including other charges)	
	Total cost	

Payment Schedule (for PLUG 'N' PLAY):

Sl.No	Payment Event	Amount (Rs.)
1	On Booking	
2	On Agreement	
3	On Foundation	
4	On Completion of Basement II Roof Slab	
5	On Completion of Ground Roof Slab	
6	On Completion of 4th Roof Slab	
7	On Completion of 8th Roof Slab	
8	On Completion of 12th Roof Slab	
9	On Completion of 16th Roof Slab	
10	On Completion of 20th Roof Slab	
11	On Completion of 24th Roof Slab	
12	On Completion of 28th Roof Slab	
13	On Completion of Block Work	
14	On Completion of Plastering	
15	On Commencement of Interior works	
16	On Possession (including other charges)	
	Total cost	

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Dear Sir / Madam,

**Sub : Installment due towards completion of the event
"on Completion of _____ Roof Slab" in _____.**

With reference to the subject cited above, we are pleased to inform you that the event "On Completion of _____ Roof Slab" has been completed, against which an installment has fallen due in line with the mutually agreed payment schedule. The amounts payable and the due dates are indicated in the table below.

Due Date :

Demand Letter / Tax Invoice

Dated :

CIN :	U45400MH2008PTC178115
PAN :	AAECP5444J

GST :	29AAECP5444J1Z2
RERA Regn No	

Applicant : Mr.-Ms. – Mrs. – M/s. :
Co-Applicant/s:
GST of Customer:
PHONE :
MOBILE :
PREFERRED CONTACT NO :

Project	KESSAKU
Subproject	Sora/Niwa/Mizu/Faia /Zefa
Unit No.	
BA-carpet area	
SBA	

Amount due from current installment :

Sl. No.	Description	Amount Due [A]	Amount Paid [B]	Balance Payable [A-B]
1	Basic Construction Cost			
2	Land Cost			
3	CGST @ ____%			
4	SGST @ ____%			
Total Amount Due :				

AMOUNT DUE FROM PREVIOUS INSTALLMENT/S:

Sl No.	Description	Amount Due [A]	Amount Paid [B]	Balance Payable [A-B]
1	Basic Construction Cost			
2	Land Cost			
3	CGST @ ____%			
4	SGST @ ____%			
Total Net Amount Due :				

Therefore, we request you to make the aforesaid payments on or before the due dates in order to avoid interest accrual on delayed payments.

1. This demand does not include interest amounts accrued if any.
2. Applicable TDS is to be deducted from the payments as per the provision of Income Tax Act. Necessary Challan, Form 16B are to be furnished.
3. Non MICR cheques will not be accepted.

Bank details:

Account Name	: PALLADIUM CONSTRUCTIONS PVT.LTD
Bank Name	
Account no	
IFSC Code	
Address	

Thanking you,
 Yours faithfully ,
For PALLADIUM CONSTRUCTIONS PVT. LTD.

Authorized Signatory