

ALLOTMENT LETTER

Date:

No.

To,
Mr./Mrs. / Ms.....
R/o.....
(Address)
Telephone/Mobile number.....
Pan Card No.:
Aadhar Card No.:
Email ID:

Sub: Your request for Allotment of Unit in the project known as **Aravya Estate** situated at Chokkanahalli Village, Thubagere Hobli, Doddaballapur Taluk, Bengaluru Rural 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. In that regard, we have the pleasure to inform that you have been allotted a plot no. _____ admeasuring area. _____ Sq. mtrs equivalent to _____ Sq.ft. herein after referred to as "the said unit", situated in the project known as **Aravya Estate** having K-RERA Registration No _____, being developed on Sy.Nos. 13/5, 13/6, 13/7, 14/1, 14/2, 14/3, 14/4, 14/5, 14/6, 14/7, 14/8, 14/9, 14/10, 14/11, 14/12, 14/13, 14/14, 14/15, 14/16, 14/17, 14/18, 14/19, 28, 62, 63, 64, 65, 66 OF CHOKKAHANALLI VILLAGE, THUBAGERE HOBLI, DODDABALLAPURA TALUK, BENGALURU RURAL DISTRICT for a total consideration of Rs. _____ only) exclusive of GST, common area maintenance charges, corpus fund, stamp duty and registration charges.

Further we have the pleasure to inform you that you have been allotted along with the said unit, on the terms and conditions as shall be enumerated in the agreement for sale to be entered into between ourselves and yourselves.

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

3. 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.

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 agreement for sale to be entered into between ourselves and yourselves.

Description	Payment Term
On Booking	5%
Within 15 days of booking	5%
On signing of Agreement for Sale	10%
Within 90 days from booking date	15%
Within 150 days from booking date	15%
Within 240 days from booking date	15%
Within 12 months from booking date	15%
Within 15 months from booking date	20%

5. Possession:

The said unit shall be handed over to you on or before **31-10-2030** 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 as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves 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:

In case you desire to cancel the unit, a booking 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 60 days from the date of developer accepts your letter requesting to cancel the said booking.

SI. No.	If the letter requesting to cancel the booking is received.	Amount to be deducted
1.	Earnest Money	20% of the total sale consideration
2.	Brokerage charges paid if any	At actuals
3.	GST or Taxes paid if any	At actuals

The amount deducted shall not exceed the amount mentioned by us in the table above.

For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation / termination. Further, upon such cancellation, you shall not have any right, title and/or interest in the Unit) and/or the Project and/or the Project Land and that you waive your right to claim and/or dispute against the Developer in any manner whatsoever.

Earnest Money (Non-refundable) definition: The term Earnest Money shall mean 20% (twenty percent) of the Total Sale Consideration and includes the initial money collected from the allottee/s towards the unit booked

8. Other payments:

You shall make the payment of GST, TDS, stamp duty, Common area maintenance, corpus fund 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 10 hereunder written.

9. Proforma of the agreement for sale and bidding effect:

The proforma of the agreement for sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference/updated in the RERA portal. 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 11.

Please note that terms of the allotment of the unit are binding on you from the date hereof. Further, you shall execute/sign and submit to us the duplicate copy of the duly signed Allotment Letter within 10 (Ten) days of the date hereof. You are required to send us the duly signed Allotment letter within the timelines mentioned herein but, in any case, if the same is not received by us it shall be deemed that you have accepted the allotment of the Apartment on the terms and conditions as specified in this Allotment Letter.

10. Execution and registration of the agreement for sale

You shall execute the agreement for sale and appear for registration of the same before the concerned Sub-Registrar within a period of 30 calendar days from the date of issuance of this letter or within such period as may be communicated to you.

In the event the booking amount is collected in stages and if the Allottee fails to pay the subsequent stage instalment, the developer shall serve upon the Allottee notice calling upon the Allottee to pay the subsequent stage instalment within 15 (fifteen) calendar 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 entire amount paid by the Allottee or such amount as mentioned in the cancellation clause 7. 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 not collected in stages.

- i) 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 30 calendar days 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 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 as shown in the Table enumerated in Clause 7 for the said unit and the balance amount if any due and payable shall be refunded without interest within 60 days from the date of expiry of the notice period.

11. Validity of allotment letter:

This allotment letter shall not be construed to limit your rights and interest upon execution and registration 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 registered document.

12. Headings:

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

Signature.....

Name.....

(Developer (s)/ Authorized Signatory)

**Annexure I
DETAILS OF
UNIT**

A	Plot No.	[●]	
B	Phase	[●]	
C	Area (in square meter)	Plot Area*	[●]
		Total Area#	[●]

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:.....

Place:.....

Signature.....

Name:.....

(Allottee/s)

Annexure-A

SI No	Project Work	Estimated To Date
1	Formation Of Plots	17/08/30
2	Formation Of Road, Footpath, drainange, erection of Electrical poles	26/07/30
3	Power Supply Work(Transformer & Substation)	04/10/30
4	Plantation Work	10/08/30
5	Other Miscellaneous Work	31/10/30