

Date:

To,

Mr/Mrs./Ms. _____
Residing at _____
Contact No. _____
Email ID _____

SUB: Allotment of **Unit No.** _____ in the Project known as **“ADARSH TROPICA-Phase-II”** situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, (Formerly Bangalore South Taluk), Bangalore Urban District, Bangalore having K-RERA Registration No.

Dear Sir/Madam,

1.Allotment of the Said Unit:

With reference to the above subject, We are pleased to inform you that you have been allotted a Unit bearing No. _____ having the Super built up area of _____ Sq Mtrs equivalent to _____ Sq Ft., in the Project Known as **“ADARSH TROPICA PHASE-II”** having K-RERA Registration No. herein after referred to as **“The said Unit”**, on land bearing Sy.Nos. 37/4, 37/5 (Old No. 37/3), 56/4,56/5, 56/6, 64/4,64/5,65/1A1,65/1B of Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, (Formerly Bangalore South Taluk), Bangalore Urban District, Bangalore totally measuring 13 Acres 6 ½ Guntas or 53266.30 Sq.Mtrs, out of which 6 Acres 28 Guntas and 13 Guntas Kharab or 28429.17 Sq.mtrs (Inclusive Kharab) forms part of **ADARSH TROPICA PHASE-II Project** for a total Consideration of Rs. _____ (Rupees _____ Only) exclusive of Stamp Duty and registration Charges.

2. Allotment of Covered Car Parking:

Further you have been allotted one car parking space in the stilt/basement/Ground on the terms and conditions as shall be enumerated in the agreement of Sale to be entered into between ourselves and yourselves.

3.Payment towards the Booking:

3.1 We confirmed the receipt of an amount of Rs. _____ (Rupees _____ Only) being ____% towards the total sale consideration towards Booking/Advance Payment in favour of **“M/s. ORCHIDS APARTMENTS PRIVATE LIMITED”** as below:

Cheque/DD/Online/NEFT/IMPS No	Transaction Date	Drawn on	Amount

The balance of Rs. _____ (Rupees _____ Only) being ____% of the sale consideration to be paid by you as detailed in Annexure-A.

3.2. If you fail to make the balance ____% of the sale consideration within stipulated time line ,further action as stated in clause 7 hereunder written shall be taken by us against you.

4. Encumbrances:

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

5.Further Payments

Further payments towards the consideration of the said unit on the terms and conditions as more specifically enumerated in the agreement of sale to be entered between ourself and yourself.

6.Possession

The said unit shall be handed over to you on or before **31.07.2029** subject to the payments of the consideration as per terms and condition as more specifically enumerated in the agreement of sale to be entered between ourselves and yourselves.

7.Interest Payment

In case of delay in making any payments, you shall be liable to pay an interest at the rate which shall be the state bank of India highest marginal cost of lending rate plus Two Percent.

8.Cancellation of Allotment

8.1 In case you desire to cancel the booking ,amount mentioned in the table hereunder would be deducted and the balance amount if any 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 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

8.2 In the event the refund amount referred in clause 8.

a) Above is not refunded within 45 days from the receipt of your letter requesting to cancel the said booking, you shall be entitled to receive the refund amount with interest calculated at the rate which shall be the State Bank of India highest Marginal cost of lending rate Plus two Percent.

9. 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 10 hereunder written.

10. 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 11.

11.Execution of the agreement for sale

11.1 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.

11.2 If you fail to execute the agreement for sale within the stipulated period of 30 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 to execute the agreement for sale within 15 days, which if not complied, we shall be entitled to forfeit an amount not exceeding 2% of the cost of the said Unit and balance amount if any shall be refunded without interest within 45 days from the date of expiry of the notice period.

11.3 In the event the refund if any as specified in clause 11.2 above is not refunded within 45 days from the date of expiry of the notice period, you shall be entitled to receive 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.

12.Validity of allotment letter

This allotment letter shall not be construed to limit your rights and interest upon execution of sale agreement between ourselves and yourself. Cancellation of allotment of the said unit thereafter shall be covered by the terms and conditions of Agreement of Sale.

Date:

For M/s ORCHIDS APARTMENTS PRIVATE LIMITED

Place:

Authorized Signatory

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ANNEXURE-A**(Payment Schedule for Block 3,4,5,& 8)**

Sl.No.	Payment Milestone	%	Amount (in Rs.)
1	On Blocking		2,00,000.00
2	On Booking	10%	
3	On Agreement	10%	
4	On Completion of Foundation	10%	
5	On Completion of Basement / Stilt Floor slab	7%	
6	On Completion of Ground Floor	4.5%	
7	On Completion of 1 st floor slab	4.5%	
8	On Completion of 2 nd floor slab	4.5%	
9	On Completion of 3 rd floor slab	4.5%	
10	On Completion of 4 th floor slab	4.5%	
11	On Completion of 5 th floor slab	4.5%	
12	On Completion of 6 th floor slab	4.5%	
13	On Completion of 7 th floor slab	4.5%	
14	On Completion of 8 th floor slab	4.0%	
15	On Completion of 9 th floor slab	4.0%	
16	On Completion of 10 th floor slab	4.0%	
17	On Completion of 11 th floor slab	4.0%	
18	On Completion of 12 th floor slab	4.0%	
19	On completion of flooring	4.0%	
20	On Possession	3%	
	Total	100%	

ANNEXURE-B

(Payment Schedule for Block 6 & 7)

Sl.No.	Payment Milestone	%	Amount (in Rs.)
1	On Blocking		2,00,000.00
2	On Booking	10%	
3	On Agreement	10%	
3	On Completion of Foundation	10%	
4	On Completion of Basement Slab/stilt floor slab	10%	
5	On Completion of Ground Floor	4.5%	
6	On Completion of 1st Floor Slab	4.5%	
7	On Completion of 2nd Floor Slab	4.5%	
8	On Completion of 3rd Floor Slab	4.5%	
9	On Completion of 4th Floor Slab	4.5%	
	On Completion of 5th Floor Slab	4.5%	
	30 Days from 5 th floor slab	4.5%	
	60 Days from 5 th floor slab	4.5%	
	90 Days from 5 th floor slab	4.0%	
	120 Days from 5 th floor slab	4.0%	
	150 Days from 5 th floor slab	4.0 %	
	180 Days from 5 th floor slab	4.0%	
	210 Days from 5 th floor slab	4.0%	
	On Completion of flooring	4.0%	
	On possession	3%	
	Total	100%	

For M/s ORCHIDS APARTMENTS PRIVATE LIMITED

Authorized Signatory

CONFIRMATION & ACKNOWLEDGEMENT

It is read and understood the contents of this allotment letter and the Annexure, it is hereby agreed and accept the terms and condition as stipulated in this allotment letter.

Date:

Place:

(Allottee/s)