

ALLOTMENT LETTER

Date :

Customer Code:

Ref. No:/2017-18

To,

Mr/Mrs/M/s

.....

Contact Nos. :

Dear Sir/Madam,

Re : Apartment No. on floor of Tower admeasuring sq.mtr.(.....sq.ft.) carpet area, in our Residential Township Project known as "RAINTREE BOULEVARD" at Bellary Road, Byatarayanapura Bangalore – 560092 ("said Project").

This is with reference to your Booking Application Form dated..... wherein you have conveyed your desire to acquire an apartment in the said Project. You being desirous of acquiring the apartment have approached and requested us, **L&T Construction Equipment Limited ("Promoter")**, for allotment of the same in your favour.

In pursuance of your aforesaid Booking Application Form dated, we are pleased to inform you that we hereby agree to provisionally allot you apartment No. on floor of Tower admeasuring sq.mtr. (.....sq.ft.) carpet area (excluding balconies having Sq.mtrs), with an exclusive right to use terrace area measuring..... sq.mtrs/.....sq.ft., alongwith car parking space/s in the said Project, "Raintree Boulevard" (**"said Apartment"**).

Based on the payment schedule as annexed hereto and agreed by you, the consideration of the said Apartment shall be **Rs./- (Rupees only)** (hereinafter referred to as **"the Consideration"**), exclusive of other charges and taxes. The payment schedule of the Consideration, to be paid, in respect of the said Apartment, is as specified in **"Annexure A"** annexed hereto, and you agree to pay the Consideration, in the manner mentioned therein.

TERMS AND CONDITIONS :

1. This Letter of Allotment shall be read in conjunction with the aforesaid Booking Application Form dated
2. You shall execute the Agreement for Sale within 15 days of the payment of 10% (ten percent) of the Consideration, read with Annexure A. The stamp duty fees and registration charges, as applicable, on the Agreement for Sale and/or any other documents, writings, etc., in respect of the said Apartment, shall be solely borne and paid by you.
3. You have been offered inspection of the title documents, approved development plans and/or you have inspected and verified all documents (including approvals, permissions, etc.,) uploaded by us on the Real Estate Regulatory Authority (RERA) website, as per the Real Estate (Development & Regulation) Act 2016 ("Act"), in respect of the said Project/Apartment, and you are satisfied with the same. You have confirmed that you will accept all plans, specifications, layout and planning of the said Apartment/said Project.

4. Time is of essence, for payment of all the amounts, including but not limited to the Consideration (as per Annexure A), GST and all other applicable taxes, charges, deposits, Other charges, etc. If you fail or are otherwise unable to pay any amounts, within 15 (Fifteen) days from the due date as mentioned in demand notice issued by us, you shall be liable to pay us interest, as prescribed in the Karnataka Real Estate (Regulation & Development) Rules, 2017 ("Rules"), on all the outstanding amounts (including applicable taxes).
5. In case of any delayed payment/s, the payment will be first appropriated towards statutory dues including taxes and interest payable, if any, and the balance (if any) will be adjusted towards the Consideration due and payable.
6. In the event, you avail home loan facilities from any banks/financial institutions for making the payment of the Consideration, the original executed and registered Agreement for Sale shall be handed over to the concerned bank/financial institution. Further, you shall solely be responsible and liable to ensure that the payment of the Consideration, as and when due, is made by the bank/financial institution, without any delay and objection or demur. You shall be liable to pay interest on all such amounts, as per the Act and/or Rules, to the Promoter, in case of any delay or default by the bank / financial institution, in payment of the Consideration.
7. In the event of your non-compliance of the terms and conditions contained herein and/or failure to execute the Agreement for Sale and/or default in making any payments as per Annexure A and/or failure to provide any information/documents to our satisfaction, the same shall be considered as the act of breach and this Letter of Allotment shall be cancelled/terminated forthwith, by giving prior written notice to you to that effect.
8. In the event of such cancellation/termination, 10% (Ten percent) of the total Consideration (including other charges) plus brokerage paid (if any) shall be deducted towards cancellation charges. The balance amount, if any, after excluding taxes, levies etc., remitted to the statutory authority, shall be refunded to you, within 60 (sixty) days from the date of cancellation. The refund of the balance amount shall be made, on submission of necessary NOC from the funding bank/financial institution stating therein the clearance of all charges/lien, created if any, on the said Apartment, by you.
9. In addition to the Consideration and all other amounts mentioned in this Letter, you shall pay to us, on demand and as and when called upon by us, the amounts ("Other Charges 1 & 2") mentioned herein below:

Other Charges 1	Amount in INR
Electricity & Water Infra Charges (BESCOM & BWSSB)	
Infra Charges (DG, Gas Bank, Solid Waste Management System, FTTH)	
Club Development Charges	
Legal Fees	
Total	
Other Charges 2	Amount in INR
Maintenance Charges (for one year in advance)	
Corpus Fund for Association	
Club Subscription Charges for 2 years	
Total	

* The above mentioned amounts are exclusive of Taxes (i.e. GST, etc.)

10. You hereby declare and agree that in the event you are a Non- Resident Indian (NRI)/ Person of Indian Origin / Foreign National / Developer, you shall be solely responsible for complying with all requirements of law including acts, rules and guidelines issued by the Reserve Bank of India. Further, in the event any permission is refused or found lacking in any respect thereof, then the same shall be considered as a default and / or a breach on your part and you will be solely liable for the consequences arising therefrom.
11. In the event of any dispute or difference arising out of this Allotment Letter, both the parties shall attempt in good faith, to resolve such differences. Failing such resolution of the disputes or differences, the parties shall refer to arbitration, such disputes, in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The seat of arbitration shall be in Bangalore and the courts in Bangalore shall have exclusive jurisdiction to try and entertain any dispute pertaining to this allotment. The arbitration proceeding shall be conducted in English

For L&T Construction Equipment Limited - Realty Division

Authorized Signatory

ACCEPTANCE BY THE APPLICANT/S:

I/We accept the terms and conditions mentioned herein above.

Signature of Applicant/s

ANNEXURE A

CONSIDERATION & STAGE-WISE PAYMENT SCHEDULE

Particulars	
Booking Advance	5 Lakhs
Earnest Part 1: Less Booking Amt Rs. 5 Lacs	10%
Earnest Part 2 :	10%
Installment 1: Start Of PCC	8%
Installment 2: Completion Of Upper Basement Slab	8%
Installment 3: Completion Of 1st Floor Slab	8%
Installment 4: Completion Of 4th Floor Slab	7%
Installment 5: Completion Of 7th Floor Slab	
Base Installment	7%
Club Development Charges	
Installment 6: Completion Of 11th Floor Slab	
Base Installment	6%
Electricity & Water Infra Charges (BESCOM & BWSSB)	
Installment 7: Completion Of Terrace Slab	
Base Installment	6%
Infra Charges (DG, Gas Bank, Solid Waste Management System, FTTH)	
Installment 8: On completion of the flooring, doors and windows of the said Apartment	5%
Installment 9: On completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment	5%
Installment 10: On completion of the external plumbing and plaster, elevation, terraces, of the building or wing in which the said Apartment is located	
Base Installment	5%
Legal Fees	
Installment 11: On completion of the lifts, water pumps, electrical fittings, entrance lobby/s, plinth protection, paving of areas appurtenant and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located	10%
Installment 12: On Possession	
Base Installment	5%
Maintenance Charges (for one year in advance)	
Corpus for Association	
Club House Subscription Charges	
Total	100%