

MODEL OF ALLOTMENT LETTER

[For compliance of the provisions of sub-section (3) of section 11 of the Real Estate(Regulation and Development) Act, 2016.]

Date:

To

Name of the allottee:

Address of the allottee:

Sub: Your request for allotment of flat/commercial space/ plot / villa in the project _____, having K-RERA Registration No. _____

Dear Madam/Sir;

I / We (.....) am/are pleased to allot you the Apartment/flat/commercial space/ plot / villa in the aforementioned project with the following details:

1. Details of the Apartment/flat/commercial space/ plot / villa:

- **Unit Number:** [Unit Number]
- **Floor:** [Floor Number] (if applicable)
- **Carpet Area:** [Carpet Area in sq. ft.]
- **Plot area:** (Plot area in Sq.m) (if applicable)
- **Parking area allocation** (if applicable): (Cost to be included in total consideration)
 - [Details – Nos, dimension in m, area in Sq.m]
 - Garage/covered/open parking

2. Total Consideration Price:

The total consideration for the said unit is Rs. [**Amount**] which includes the booking amount of Rs. [**Amount**] (_____ % of the total consideration value)

Details of common amenities are as listed in the project webpage of K-RERA portal (<https://rera.kerala.gov.in>)

All payments shall be made to the Promoter and credited to the project's collection account as mentioned below:

Bank Name:
A/c No:
Branch Name:
IFSC Code:

3. Construction linked Payment Plan:

Following are the stages of construction progress and payment(s) linked to each stage:

- 1)
- 2)
- 3)
- 4)
- 5)

4. Execution and registration of the Agreement for Sale:

Before payment of more than 10% of the total consideration, you shall execute an Agreement for Sale in accordance with the model form as per Annexure A prescribed under the Kerala Real Estate (Regulation and Development) Rules, 2018. You are required to execute and register the said agreement before the concerned Sub-registrar within such period as may be communicated to you. Further, if you fail to execute the Agreement for Sale within such period, I/We shall cancel this allotment and forfeit the booking amount. Rest of the amount received other than booking amount will be refunded to you within 45 days.

5. Conditions of Cancellation of allotment by the allottee:

In case you wish to cancel or withdraw from this allotment before signing the Agreement for Sale, % of the booking amount will be deducted.

The amount due, if any on such deduction shall be refunded to you within 45 days from the date of receipt of your letter requesting to cancel the said booking.

6. Disclosures of information:

I/We have made available to you the following information namely:

- Copy of sanctioned plans, layout plans, permits, NOCs approved by the competent authority along with technical specifications to be adopted in the project and plan of development works, are uploaded to the K-RERA website (<https://rera.kerala.gov.in>)
- The Quarterly progress of the project and all other progress of the project will be available on the K-RERA website
- K-RERA QR code for the project is given here under:

QR Code

7. Compliance with RERA Act:

This allotment is subject to the provisions of the Real Estate (Regulations and Development) Act, 2016 along with the applicable rules and regulations. Any disputes arising from this allotment to be raised by the aggrieved party before Kerala Real Estate Regulatory Authority, in accordance with Section 31 of the RERA Act, 2016.

Kindly sign and return the confirmation and acknowledgment of this allotment letter as a token of your acceptance.

I/We thank you for your trust in us and look forward to a successful association.

Signature:

Name:

Promoter(s)/Authorized: Signatory for Promoter Address

Email Id.:

CONFIRMATION & ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter. I/We hereby agree and accept the terms & conditions as stipulated in this allotment letter.

Signature of the allottee

Name of the Allottee:

Address of the Allottee:

Date: