

**SOWPARNIKA**Delivering Happiness
Date:- 17/10/2023**ALLOTMENT LETTER****To:**
Mrs.Manisha Sinha**Contact: 8197996006****Dear Sir/Madam**

PROJECT: "SOWPARNIKA INDRADHANUSH PHASE-II (Sowparnika Shivadhanush)", Sy. No.9/1 (Old Sy.No.9), Sy.No.9/2 (Old Sy. No. 9), of Yelachanayakanapura Village, Sy.No.129/3 (Old Sy. No. 129/1), of Doddahullur Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District

With reference to your application, we are pleased to allot you **apartment No. 781 on Seventh Floor** in '**SOWPARNIKA INDRADHANUSH PHASE-II (Sowparnika Shivadhanush)**'.

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

TERMS & CONDITIONS:

1. As indicated at the time of booking, the additional expenses towards stamp duty, registration & legal fee will be payable on demand at actuals.
2. The applicable GST shall be payable along with payment falling due at the prevailing rates in force, which, are subject to change from time to time.
3. Sowparnika Homes Pvt. Ltd., at its option can cancel the booking if the payment is not made as per this Allotment Letter and if the agreements are not signed within 15 days from the date of booking.
4. Allotment is valid subject to realization of the booking amount and the terms and conditions of application for allotment is duly signed by the purchaser or the power of Attorney holder.
5. In case of cancellation, SHPL is entitled to forfeit Rs.10,000/- from the booking amount paid by the customer towards administrative charges. We shall pay the balance amount if any, within 90 days from the date of said cancellation.
The Applicant 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 Applicant while making payments shall deduct Tax at the rate of 1% of the property cost and the tax so deducted shall be deposited into the Income Tax 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 Sowparnika Projects & Infrastructure Pvt. Ltd.,
7. Errors & omissions exempted (E&OE).

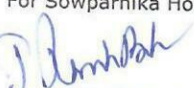
Please ensure to comply with the terms of the allotment.

Thank you for choosing **SOWPARNIKA INDRADHANUSH PHASE-II (Sowparnika Shivadhanush)**

We assure you of our best services always.

Yours Sincerely,

For Sowparnika Homes Pvt. Ltd.,


RAMESH BABU J
AGM -CRM

Agreed & Accepted By:

Customer Signature

Date:

Registered & Corporate Office:

Sowparnika Homes Private Limited
No. 750, 1st Main Road, C-Block, AECS Layout, Kundalahalli, Bangalore - 560 037, INDIA.

CIN : U45400KA2014PTC074654www.sowparnika.com

Phone No: 080 4243 3000

cs@sowparnika.com

BANGALORE | MYSORE | COIMBATORE | TRIVANDRUM | COCHIN | GURUVAYOOR | KOTTAYAM | THRISSUR | CALICUT

Project Name	SOWPARNIKA INDRADHANUSH PHASE-II (Sowparnika Shivadhanush)
Unit No.	781
Unit Type	1 BHK
Area of Unit (SBA in Sq.Ft)	520
Right to use Scooter park	1 Scooter Park
Rate Per Sft	5900
Base Cost	30,68,000
GST @ 1% on Total cost	30,680
Labour cess @ 0.7%	21,476
Total Cost of the Unit (Exl Maintenance)	31,20,156
Maintenance Charges for 36 months	93,600
GST on Maintenance Charges	16,848
Total Cost Incl all the charges	32,30,604

Note:

Cheques are to be drawn in favor of "**SHPL INDRADHANUSH PHASE II MASTER ESCROW.**"

Any other taxes or duties levied shall be charged extra.

In addition, stamp duty and registration fees shall be charged at the rate prevailing at the time of the registration of the flat.

The stamp duty/ franking charges of 0.1% of the Agreement value and subject to change, as per the rate prevailing at the time of execution of the Agreement to Sell.

For Sowparnika Homes Pvt. Ltd.,



RAMESH BABU J
AGM -CRM

Agreed & Accepted By:
Customer Signature





Payment Schedule: (Annexure – 2)

Sl No	Payment Schedule	%	Amount (Rs.)
1	On Booking		25,000
2	On Agreement (within 7 days from the date of booking, including Booking amount)	30%	9,11,047
3	On the starting of Excavation	4%	1,24,806
4	On Completion of Foundation	4%	1,24,806
5	On Completion of Basement Roof Slab	2%	62,403
6	On Completion of Stilt Roof Slab	2%	62,403
7	On Completion of First Floor Roof Slab	2%	62,403
8	On Completion of Second Floor Roof Slab	2%	62,403
9	On Completion of Third Floor Roof Slab	2%	62,403
10	On Completion of Fourth Floor Roof Slab	2%	62,403
11	On Completion of Fifth Floor Roof Slab	2%	62,403
12	On Completion of Sixth Floor Roof Slab	2%	62,403
13	On Completion of Seventh Floor Roof Slab	2%	62,403
14	On Completion of Eighth Floor Roof Slab	2%	62,403
15	On Completion of Ninth Floor Roof Slab	2%	62,403
16	On Completion of Tenth Floor Roof Slab	2%	62,403
17	On Completion of Eleventh Floor Roof Slab	2%	62,403
18	On Completion of Twelfth Floor Roof Slab	2%	62,403
19	On Completion of Block work of respective Unit	6%	1,87,209
20	On Completion of Tiling of respective Unit	6%	1,87,209
21	On Completion of internal Plastering of respective Unit	6%	1,87,209
22	On Completion of external plastering	6%	1,87,209
23	On Completion of internal Painting of respective Unit	6%	1,87,209
24	On Possession / Handover Intimation	4%	1,24,806
	Total Cost (Excluding Registration Legal & Maintanance Charges)	100%	31,20,156

For Sowparnika Homes Pvt. Ltd.,


RAMESH BABU J

AGM -CRM

Agreed & Accepted By:
Customer Signature