



ALLOTMENT LETTER

Subject: Allotment of Unit No. _____ Unit Name _____ on the Floor _____ in the Project "KARLOS TULIP" at Karma bazar Road, Hutup, Irba, Ranchi-835217.

In reference to your application dated _____ with M/s KARLOS EMPRESA. (hereinafter called the Builder) we are glad to allot you a Residential Flat Unit in our Project KARLOS TULIP situated at Karma Bazar Road, Hutup, Irba, Ranchi. As per detail below, vide this letter of Allotment No. _____.

Please note that this allotment is contingent upon the fulfillment of the terms and conditions outlined more specifically in the "Agreement for Sale" document. Upon execution, the "Agreement for Sale" will supersede all terms and conditions previously provided in any sales documents, prior communications, advertisements, brochures, price lists, or any other document concerning the allotted apartment/flat.

This Allotment Letter supersedes and cancels any and all previous allotments issued for this specific unit.

A. Detail of Unit Allotted:

Unit No.	Unit Name	Carpet Area	Built-up Area	Saleable Area

B. Details of Allottee(s):

(i) The First/Sole Allottee:

Mr./Mrs. _____ S/o _____
Nationality: _____ Date of Birth: _____
PAN _____ Adhaar _____
Address: _____
Email ID: _____ Mobile: _____

(ii) The Joint/Second Allottee:

Mr./Mrs. _____ S/o _____
Nationality: _____ Date of Birth: _____
PAN _____ Adhaar _____
Address: _____
Email ID: _____ Mobile: _____

KARLOS EMPRESA
Signature
Proprietor



Karlos
Empresa

KARLOS EMPRESA

(Promotor & Developer)

PALM STREET, ROAD NO. 15,
JAWAHARNAGAR (WEST),
MANGO, JAMSHEDPUR - 831020

C. Payment Consideration:

(a) Cost of Unit:

Flat Name & Floor.	Area Sq. Ft	Rate per sq. ft	Amount in Rs
Unit details			
Each Car Parking			
Each Bike Parking			
Total A			

(b) Other Charges:

Particulars	Quantity	Extra	Amount in Rs
Total B			
Grand Total A + B			

Grand Total Sum Rs. _____ /-
(Rupees _____ Only)

Note: GST/Service Tax(s)/Stamp duty/fees for conveyance deed registration are not included in cost of Unit and will be payable extra on total cost of unit as applicable from time to time. Please pay the instalments after addition of such service tax (s)/GST as per actual.

D. Booking Amount:

S.No	Receipt No	Receipt Date	Mode of Payment	*Cheque No.	Instrument Date	Service Tax(s)/GST	Total Amount

*This payment is subject to realization.

Total Sum Rs. _____ /-
(Rupees _____ Only)

KARLOS EMPRESA

Ashwani Man
Proprietor



Karlos
Empresa

KARLOS EMPRESA

(Promotor & Developer)

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E. Payment Plan:

Enclosed as per Annexure-1

Payment Schedule:

S.No	Instalment Name	Instalment date	Amount (%)	Amount (Rs.)

Note:

1. The builder reserves the right to carry out completion of the building and may offer early possession/offer of possession for fit out/Intimation for Fit out to the allottee(s) and claim payment of the entire remaining instalments.
2. 10% amount of the cost of the Apartment shall be treated as Earnest Money.

BUILDER'S REPRESENTATIONS:

- A. WHEREAS M/s. KARLOS EMPRESA has acquired right, title and interest in developing residential apartment at on Land Measuring an area 15 decimal, being in portion of Plot No. 21, recorded under khata No. 02, situated in Mouza-Hutup, Halka No.04, P.S Ormanjhi, Thana No. 29, District Sub-Registry Office at Ranchi, District Ranchi, State-Jharkhand by virtue of registered development agreement dated 18-09-2025 executed by landlord Zainul Abdin in favour of KARLOS EMPRESA, vide doc no- 2025/RAN/8382/BK1/7688 in book no BK1 vol no 1049 from pages 179 to 278 at office of SRO, Ranchi. is duly empowered to develop/build flats and allot, execute Allotment letter/enter into Allotment for sell/sub-lease the flats, with parking space in the proposed apartment.
- B. AND WHEREAS the Builder shall develop the said Apartment by constructing thereon a residential building known as KARLOS TULIP in accordance with the building plans sanctioned and necessary permissions from the concerned government authorities. The Builder intends to carry the development/construction of the complex within 24 months from the ground breaking ceremony.

ALLOTTEE'S REPRESENTATIONS:

- A. AND WHEREAS the Allottee(s) has represented that he/she/they has/have applied for Allotment of said Apartment/unit with full knowledge of all laws/notifications

KARLOS EMPRESA
[Signature]
Proprietor



KARLOS EMPRESA

(Promotor & Developer)

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and rules applicable to the area in general and the arrangements pertaining to the said Apartment named as "KARLOS TULIP", and has/have satisfied himself/herself/themselves in respect of ownership title of the property in particular and verified the same.

- B. AND WHEREAS the Allottee(s) has represented that he/she/they has/have seen the relevant documents/papers pertaining to the said Complex building Project and is fully satisfied that the title of the Land of the said Complex is marketable and the Builder has right and authority of marketing the said apartment and allot to sell/sub-lease the Apartment/unit to the Allottee(s). The Allottee(s) has also seen and understood the plans, designs, and specifications of the said Apartment/unit and the said Complex and his/her willingness to purchase the said Apartment/unit.
- C. AND WHEREAS the Allottee(s) has/have confirmed to the Builder that he/she/they is/are entering in this Allotment with full knowledge of all terms and conditions contained in this Allotment and that he/she/they has/have clearly understood his rights, duties, responsibilities, obligations under each and all the clauses of Allotment.
- D. AND WHEREAS the Builder, relying on the confirmations, representations and assurances of the Allottee(s), to faithfully abide by all the terms, conditions and stipulations contained in this Allotment has/have accepted in good faith his/her/their application to allot the said Apartment/Unit and is now willing to enter into this Allotment on the terms and conditions appearing in the Agreement for Sale.

Declaration: I/we have fully and understood the above-mentioned terms and conditions and do hereby agree to abide by the same. I/we understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us.

Allottee(s)

(1) _____

For KARLOS EMPRESA

(2) _____

WITNESSES:

(1) _____

KARLOS EMPRESA
Manoj Kumar
man Proprietor

(AUTHORIZED SIGNATORY)

