

SRI SAI BALAJI

BUILDERS & DEVELOPERS



PROFORMA - LETTER OF ALLOTMENT

1. Date: 24.05.2022

Executants: MUDDAPPA DESHMUKH S/o RUDRA GOUDA, Rep. by his DACUM GPA HOLDER **M/s. SRI SAI BALAJI BUILDERS AND DEVELOPERS** represented by its Managing Partner Sri. MEDISETTY SUDHAKAR GUPTA S/o Late MEDISETTY SRINIVAS GUPTA
Address _ Flat No 401, Sri Sairam Arcade Bandlaguda Jagir (V), Gandipet (M) R.R. District-500086, Telangana State

M/S SRI SAI BALAJI BUILDERS AND DEVELOPERS Represented by its Managing partner Sri MEDISETTY SUDHAKAR GUPTA S/o Late MEDISETTY SRINIVAS GUPTA R/o of Flat No 401, Sri Sairam Arcade Bandlaguda Jagir (V), Gandipet (M) R.R. District-500086, Telangana State, Here in after referred to as the "**Developer**" (which expression shall unless repugnant to the context or meaning thereof to be deemed to mean and includes its successor in interest, Administrators and permitted assignees).

1. Allottee: _____ (Not yet sale)

Sri/Smt. _____

2. Nature of Document:

THE Promoter (Executants), in terms of regd. Development Agreement-cum General Power of Attorney No.5151/2021, date 29.04.2021, and Registered supplementary development agreement wide Doc No.5283/2022 dt:16.05.2022 both documents registered at SRO Rajendra Nagar by the site owners Sri MUDDAPPA DESHMUKH S/o Sri RUDRA GOUDA, rep. by his DACumGPA holder **M/S SRI SAI BALAJI BUILDERS AND DEVELOPERS** Represented by its Managing partner Sri MEDISETTY SUDHAKAR GUPTA S/o Late MEDISETTY SRINIVAS GUPTA in an extent of 735.68 sq.mts or 880 Sq.yds in part of plot nos. 4,5 & 6 in sy, nos 11/1,11/2,11/3,11/4 &11/5 situated at Hydershakote Village, bandlaguda jagir Gandipet Mandal, Ranga Reddy, herein after referred to as "THE PROJECT"; and

For M/s Sri Sai Balaji Builders & Developers


Managing Partner

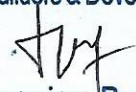


The allottee has approached the promoter to allot one Residential Apartment/ flat in the project after having thoroughly examined the title and required sanctions/ permission /approvals and also having satisfied with the right /title/ authority of the promoter to convey the Residential Apartment in the project :And

The Promoter have satisfied with the sale price offered by the Allottee and agreed to allot one residential flat built up area 1060 sq.ft, bearing no.201 on second floor in 'SAI BALAJI TOWERS' vide agreement dated __more fully described in the schedule of this Allotment, in the project and in evidence thereof this Letter of allotment is issued by the promoter to the Allottee, on the following terms and conditions:

- I. The sale consideration for the schedule flat is Rs. 30,00,000/-, which includes the cost of undivided joint share in the site and the parking area.
- II. The Allottee has paid a sum of Rs. _____(NOT YET SALE) .
- III. The Allottee shall pay the balance sale consideration, as per the payment schedule shown in the Registered Agreement of sale, which will be executed by the promoter in favour of the Allottee in due course of time.
- IV. The promoter shall be entitled to raise project loan from any bank or financial institutions for completion of the project. If such project loan is availed, the promoter will obtain NOC from the bank /financial institutions and register the sale deed in favour of the allottee in respect of Schedule Flat.
- V. The Allottee is bound by all terms and conditions of the Registered Sale Agreement, which will be executed by the promoter in favour of the Allottee in due course of time.
- VI. In addition to the sale consideration, as mentioned above, the Allottee shall bear the Stamp Duty and Registration Expenses of the Sale Agreement and also the Sale Deed to be executed by the promoter in respect of the Schedule Flat. Further, the allottee shall bear all taxes payable to State and Central Government.
- VII. The promoter will hand over the schedule flat by (23.04.2024) subject to fulfillment of obligations by the Allottee.
- VIII. That the promoter has no objection for the allottee to avail a loan from any bank for purchase of schedule flat and to meet the Stamp Duty and Registration Charges and to mortgage the schedule flat.
- IX. That the allottee shall bear all incidental charges, if there be any:

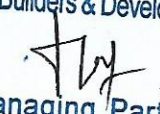
For M/s Sri Sai Balaji Builders & Developers


Managing Partner

SCHEDULE OF THE PROPERTY

Name of the Apartment Building	SAI BALAJI TOWERS
Survey Number	Sy, no 11/1,11/2,11/3,11/4 &11/5 , PART OF Plot nos. 4,5 & 6
Block Number	-
Revenue Ward Number	-
N.T.S.Number	-
Municipal Ward Number	-
Assessment Number	-
Door Number	-
Extent of flat area (including common area)	1060 sq. ft 2 bedrooms
Block Number	-
Flat Number	No. 201 on Second floor Double bedrooms
Carpet area	795 sq. ft
Parking Number & Area	
Location of the Apartment	Hydershakote Village, Bandlaguda Jagir,Gandipet Mandal, Ranga Reddy

For M/s Sri Sai Balaji Builders & Developers


Managing Partner